



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: OCTOBER 24, 2018

SUBJECT: A. GP18-08: GABRIELLA POINTE COMMERCE CENTER - REQUEST FOR MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 152.9 ACRES LOCATED AT THE SOUTHEAST CORNER OF HIGLEY AND WARNER ROADS FROM 39.6 ACRES OF REGIONAL COMMERCIAL (RC) AND 113.3 ACRES OF BUSINESS PARK (BP) TO 56.4 ACRES OF REGIONAL COMMERCIAL (RC), 57.5 ACRES OF BUSINESS PARK (BP), 19.5 ACRES OF RESIDENTIAL > 8-14 DU/ACRE, AND 19.5 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATION.

B. Z18-18: GABRIELLA POINTE COMMERCE CENTER - REQUEST TO REZONE APPROX. 152.9 ACRES LOCATED AT THE SOUTHEAST CORNER OF HIGLEY AND WARNER ROADS FROM APPROX. 39.9 ACRES OF LIGHT INDUSTRIAL (LI), 24.9 ACRES OF MULTI FAMILY/LOW (MF/L), AND 14.2 ACRES OF MULTI FAMILY/MEDIUM (MF/M) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY, AND 73.9 ACRES OF MARICOPA COUNTY RURAL – 43 (RU-43) ZONING DISTRICT, TO APPROX. 56.4 ACRES OF REGIONAL COMMERCIAL (RC), 19.5 ACRES OF MULTI-FAMILY/LOW (MF/L), 19.5 ACRES OF MULTI-FAMILY/MEDIUM (MF/M), AND 57.5 ACRES OF BUSINESS PARK (BP) ZONING DISTRICTS.

STRATEGIC INITIATIVE: Community Livability

Approval of this major General Plan amendment will allow the landowner to develop and reconfigure the amount and location of residential and non-residential development on the site.

RECOMMENDED MOTION

No motion requested; the special meeting of the Planning Commission is to receive public input and comments for GP18-08, Gabriella Pointe Commerce Center Major General Plan amendment on 152.9 acres, located at the southeast corner of Higley Road and Warner Roads. The Major General Plan amendment is scheduled for the November 5, 2018 regular Planning Commission hearing for a recommendation to Town Council

APPLICANT/OWNER

Company: Iplan Consulting

Name: Greg Davis

Address: 3317 S. Higley Rd. #114-622
Gilbert, AZ 85297

Phone: 480.227.9850

Email: greg@iplanconsulting.com

Company: Michelin Family AZ Land LLC

Address: 3540 Haweswood Ct
Crete, IL 60417

Phone: 480.854.1500

Email: john@westernhorizonsinc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>May 11, 1999</i>	Town Council approved A99-04 (Ord No. 1170) annexing a portion of the subject site into the Town of Gilbert
<i>July 20, 1999</i>	Town Council approved Z99-21 (Ord No. 1188) rezoning a portion of the subject site from Maricopa County Rural - 43 to Garden Industry (I-1) with a PAD
<i>June 24, 2003</i>	Town Council approved GP02-10 (Res. No. 2428) amending the land use classification on a portion of the subject site from Golf Course/Cemetery to Residential > 8-14 DU/Acre and Residential > 14-25 DU/Acre
<i>July 22, 2003</i>	Town Council approved Z03-05 (Ord. No 1502) rezoning a portion of the subject site from Garden Industry (I-1) to Single Family Cluster Home (R-CH) and Multi Family Residence (R-4) with a PAD
<i>September 5, 2018</i>	Planning Commission reviewed GP18-08 and Z18-18 as a study session item.

Overview

The subject site is 152.9 gross acres located at the southeast corner of Higley and Warner Roads. The property is bounded on the south by State Route 202 (Santan Freeway). The applicant is requesting a Major General Plan amendment on 152.9 total acres from 39.6 acres of Regional Commercial (RC) and 113.3 acres of Business Park (BP) to 56.4 acres of Regional Commercial

(RC), 57.5 acres of Business Park (BP), 19.5 acres of Residential > 8-14 DU/Acre, and 19.5 acres of Residential > 14.-25 DU/Acre. In conjunction with this request the applicant has also submitted a rezoning application consistent with the requested Major General Plan amendment request. The rezone application includes a change from 73.9 acres of Maricopa County Rural - 43 (RU-43), 24.9 acres of Multi-Family/Low (MF/L), 14.2 acres of Multi-Family/Medium (MF/M) and 39.9 acres of Light Industrial (LI) to 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/Medium (MF/M) and 57.5 acres of Business Park (BP). Finally, a concurrent annexation is being processed with these applications to bring the westernmost 69.4 acres into the Town of Gilbert.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC), Residential > 8-14 DU/Acre, Residential > 2-3.5 DU/Acre,	Shopping Center (SC), Multi Family/Low (MF/L), Single Family – 6 (SF-6) all with a PAD	Warner Road and then Vacant (Morrison Ranch)
South	Utility/Transportation (U/TR)	Public Facilities/Institutional (PF/I).	Loop 202 Santan Freeway then Residential
East	Public Facilities/Institutional (PF/I) and Residential > 5-8 DU/Acre	Public Facilities/Institutional (PF/I), Single Family - D (SF-D), Single Family - A (SF-A) all with a PAD	Fire Station No. 6 and Residential (Cooley Station North)
West	Shopping Center (SC), General Commercial (GC), Residential > 5-8 DU/Acre, Business Park (BP)	Shopping Center (SC), General Commercial (GC), Single Family Detached (SF-D); Business Park (BP)	Higley Road, then Residential (San Savino Subdivision), Shopping Center (San Savino Village) and Charter School (American Leadership Academy)
Site	Business Park (BP) and Regional Commercial (RC)	Maricopa County Rural – 43 (RU-43), Light Industrial (LI), Multi Family/Medium (MF/M), Multi Family/Low (MF/L)	Vacant

General Plan

The existing General Plan classification is Regional Commercial and Business Park. The applicant has proposed a Major General Plan amendment to Regional Commercial (RC), Business Park (BP), Residential > 8-14 DU/Acre, and Residential > 14-25 DU/Acre in order to develop the Gabriella Pointe Commerce Center. The applicant has indicated the preliminary land use planning concept for Gabriella Pointe Commerce Center focuses on: a) recognition of existing land entitlements; b) transitional and compatible land uses; c) mix of complementary uses; and d) implementation of the Vertical Development, Santan Freeway and Phoenix-Mesa Gateway Airport Overlay Zoning Districts. The requested General Plan amendment is a total of 152.9 acres and as a result qualifies as a Major General Plan amendment.

Existing land use entitlements for the overall 152.9-acre property includes approximately 79-acres that is currently zoned as Multi-Family/Low (MF/L) (24.9 acres), Multi-Family/Low (MF/M) (14.2-acres) and Light Industrial (LI) (39.9); however, the long range plan for these parcels envisions BP as depicted on the current General Plan Land Use Map. The applicant believes that neither the LI land use classification nor corresponding LI zoning designation are appropriate for the land area contiguous to Cooley Station North due to the potential for incompatible uses associated with LI properties that could negatively affect this adjacent area and that Business Park is a more appropriate employment land use and more compatible with adjacent residential properties due to the uses permitted and development standards in the corresponding BP zoning designation.

Further, the applicant has proposed the reintroduction of the Residential > 8-14 DU/Acre and Residential > 14-25 DU/Acre land use classifications to support and acknowledge the existing MF/L and MF/M zoning entitlements for multi-family use.

The applicant believes that the proposed changes meet the goals and policies of the General Plan in the following ways:

- Promote Gilbert as a community in which to live, work and play by:
 - Maintaining a balance of housing types and providing a variety of employment opportunities with easily accessible retail and service uses (Land Use and Growth Areas: Goal 1.0; Policy 1.1).
 - Encouraging residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels through maintenance of the multi-family zoned parcels (Land Use and Growth Areas: Goal 1.0; Policy 1.3).
 - Designating and protecting sites for employment uses in appropriate locations to increase the Town's employment base through maintenance of approximately 57.5-acres BP classified land use (Land Use and Growth Areas: Goal 1.0; Policy 1.5).
- Provide a diversity of quality housing types for a variety of lifestyles by:

- Providing an adequate supply of appropriately zoned land to accommodate a variety of future housing needs through maintenance of the multi-family zoned parcels (Land Use and Growth Areas: Goal 4.0; Policy 4.1).
 - Including high density housing near large employment centers and/or transportation corridors (Land Use and Growth Areas: Goal 4.0; Policy 4.4).
- Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals by:
 - Locating business park uses near freeway intersections to reduce truck traffic in residential neighborhoods (Land Use and Growth Areas: Goal 5.0; Policy 5.2).
 - Preserving acreage for industrial employment uses where appropriate buffers between uses can be retained or created (Land Use and Growth Areas: Goal 5.0; Policy 5.4).
- Promote quality design for new development by:
 - Including residential/non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses (Community Design: Goal 1.0; Policy 1.3).
- Identify and attenuate noise sources and protect noise sensitive uses from high noise sources by:
 - Including noise attenuation of noise sensitive uses, as required in the Santan Freeway Overlay District (Environmental Planning: Goal 7.0; Policy 7.3).
- Power, Higley, Warner, Ray and Pecos Road Design Policies:
 - Designing for ultimate roadway pavement widths of six (6) travel lanes for both Higley and Warner Roads to adequately and safely carry traffic demand (Gateway Character Area Design Policies).
 - Incorporating key elements of the Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines for Higley and Warner Roads to provide for the designed agricultural vernacular (Gateway Character Area Design Policies).
- Santan Freeway/Higley Road Interchange Area Land Use Policies:
 - Providing framework for a future, integrated campus-style office use through maintenance of the BP land use classification (Gateway Character Area Design Policies).

Rezoning

The applicant is requesting a rezone from 73.9 acres of Maricopa County Rural - 43 (RU-43), 24.9 acres of Multi-Family/Low (MF/L), 14.2 acres of Multi-Family/Medium (MF/M) and 39.9 acres of Light Industrial (LI) to 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/Medium (MF/M) and 57.5 acres of Business Park (BP). While Planned Area Development (PAD) overlay zoning is generally typical for a project of this magnitude and diversity, conventional zoning is requested at this time to bring the

approximate 152.9 gross acre property into conformance with the corresponding Major General Plan amendment request. The applicant will be required to submit for Design Review approval prior to any on-site construction.

Project Data Table

Site Development Regulations	Req. per LDC MF/L	Req. per LDC MF/M	Req. per LDC RC	Req. per LDC BP
Maximum Height (ft.)/Stories	36	40	55	35/2
Minimum Building Setbacks (ft.)				
Front	25	30	25	25
Side				
Residential	25	30	75	25
Nonresidential	20	20	20	15/0
Street	25	30	20	20
Rear				
Residential	25	30	75	25
Nonresidential	20	20	20	15/0
Perimeter Landscape area (ft.)				
Front	20	20	25	25
Side				
Residential	20	20	40	20
Nonresidential	20	20	20	15/5
Street	20	20	20	20
Rear				
Residential	20	20	40	20
Nonresidential	20	20	20	15/5

PUBLIC NOTIFICATION AND INPUT

Neighborhood meetings were held on November 27, 2017 and on April 25, 2018 at 6:00PM. Approximately 7 residents attended the meetings. The residents expressed concerns with increased traffic and allowable density within the Multi-Family zoned areas. Developer responded that the streets in the area are not yet fully developed and discussed the existing entitlements on the land that would permit multi-family development today.

60 DAY REVIEW PERIOD

As part of the Major General Plans processing requirement, a 60 day public review period is provided to allow all referral agencies, departments and interested persons to review and provided comments on Major General Plan Amendments. The Major General Plan application has been referred to the following agencies with comments (if any) noted:

- Arizona Department of Commerce; No comments received to date
- Arizona Department of Transportation; **Due to the parcels proximity to the 202L, the proposed development may have an impact on the highway's access control.**

- Arizona Department of Water Resources; No comments received to date
- APS; No comments received to date
- Arizona State Parks, Historic Preservation Office; No comments received to date
- City of Chandler; No objection or concerns
- SRP; No comments received to date
- Town of Queen Creek; No comments received to date
- Gila River Indian Community; No comments received to date
- Gilbert Chamber of Commerce; **Letter of support provided and included in packet**
- Gilbert Public School District; No comments received to date
- Higley School District; No comments received to date
- Chandler School District; No comments received to date
- Maricopa County; No comments received to date
- Maricopa Association of Governments; No comments received to date
- Phoenix-Mesa Gateway Airport; **Located with Airport Overflight Area III Site will be subject to frequent aircraft overflights and affected by noise.**
- Pinal County; No comments received to date
- Union Pacific Railroad; No comments received to date.

SCHOOL DISTRICT

Staff has solicited feedback from the Higley Unified School District regarding the proposed General Plan amendment and rezone request to ensure that adequate educational facilities are maintained for the neighborhood. To date, no comments have been received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

PLANNING COMMISSION STUDY SESSION

At the Planning Commission Study Session on September 5, 2018 the following feedback was provided:

- It would be helpful to have a basic layout to understand access through the new land use designations
- Concern that more multi-family than proposed may develop because it is permitted in Regional Commercial

RECOMMENDED MOTION

No motion requested; the special meeting of the Planning Commission is to receive public input and comments for GP18-08, Gabriella Pointe Commerce Center major General Plan amendment on 152.9 acres, located at the southeast corner of Higley Road and Warner

Roads. The major general plan amendment is scheduled for the November 5, 2018 regular Planning Commission hearing for a recommendation to Town Council

Respectfully submitted,

A handwritten signature in cursive script that reads "Ashlee MacDonald".

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Applicant's Narrative
- 7) Conceptual Design
- 8) Minutes from the Planning Commission Study Session of September 5, 2018
- 9) Correspondence from Phoenix-Mesa Gateway Airport and Chamber of Commerce

Notice of Public

GP18-08/Z18-18 Gabriella Pointe Commerce Center
Attachment 1: Notice of Public Hearing
October 24, 2018

PLANNING COMMISSION DATE:

Wednesday, October 24, 2018* TIME: 6:00 PM

**LOCATION: Southeast Regional Library
Shakespeare Assembly Room
775 N. Greenfield Road
Gilbert, Arizona 85234**

*** Call Planning Department to verify date and time: (480) 503-6748**

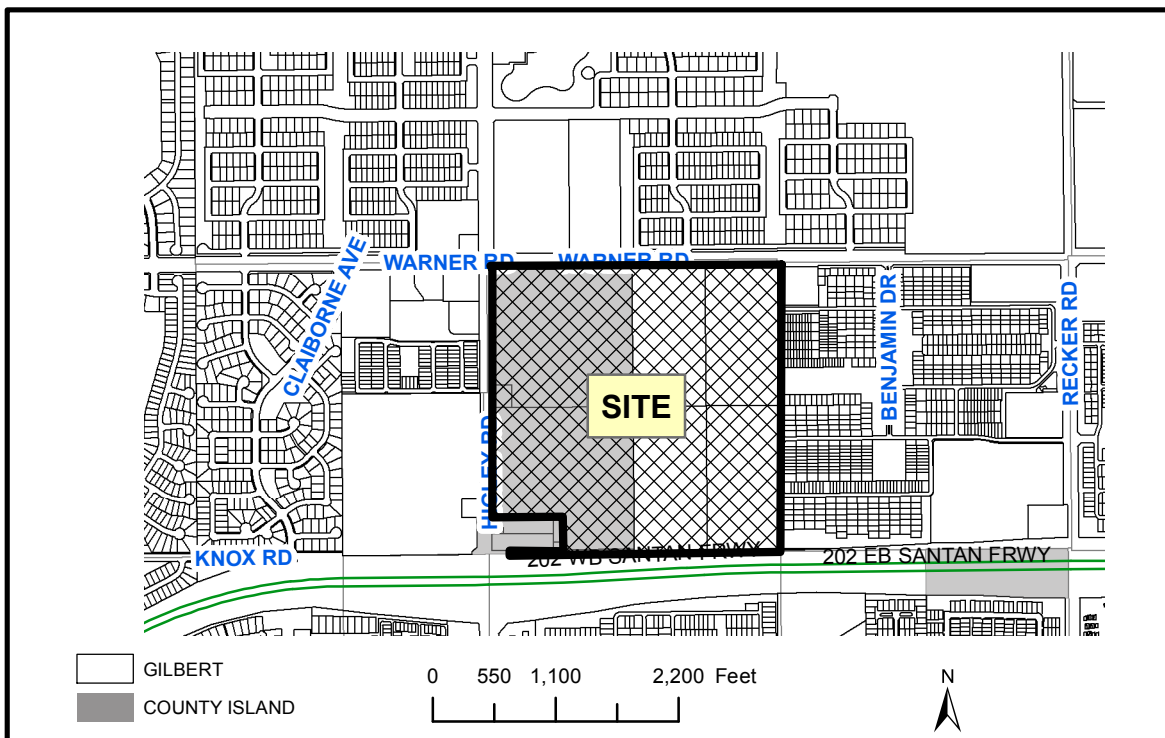
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP18-08: Gabriella Pointe Commerce Center - Request for Major General Plan Amendment to change the land use classification of approx. 152.9 acres of real property generally located at the southeast corner of Higley and Warner Roads from 39.6 acres of Regional Commercial (RC) and 113.3 acres of Business Park (BP) to 56.4 acres of Regional Commercial (RC), 57.5 acres of Business Park (BP), 19.5 acres of Residential > 8-14 DU/Acre, and 19.5 acres of Residential > 14-25 DU/Acre, as shown on the exhibit available for viewing in the Planning Services Division. The effect of this amendment will be to change the plan of development to allow a combination of non-residential development and residential development.

Z18-18: Gabriella Pointe Commerce Center - Request to rezone approx. 125.9 acres of real property generally located at the southeast corner of Higley and Warner Roads from approx. 39.9 acres of Light Industrial (LI), 24.9 acres of Multi Family/Low (MF/L), and 14.2 acres of Multi Family /Medium (MF/M) zoning districts, all with a Planned Area Development overlay zoning district (PAD), and 73.9 acres of Maricopa County Rural - 43 (RU-43) zoning district, to approx. 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/Medium (MF/M), and 57.5 acres of Business Park (BP). The effect will be to allow the property to be developed in accordance with the development standards for the RC, MF/L, MF/M, and BP zoning districts under the Land Development Code and to allow for the reconfiguration of zoning districts to allow for a combination of non-residential and residential development.

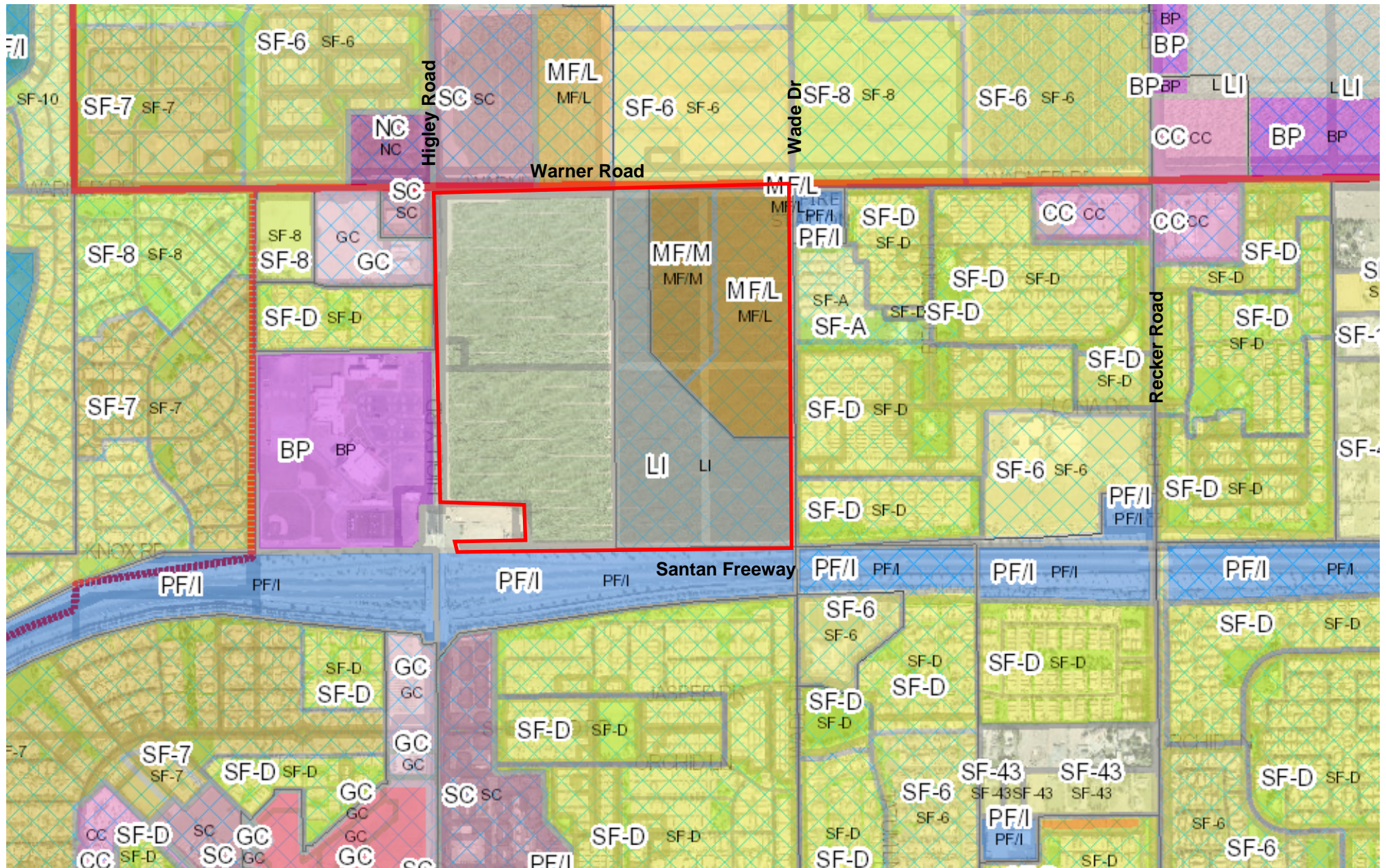
SITE LOCATION:

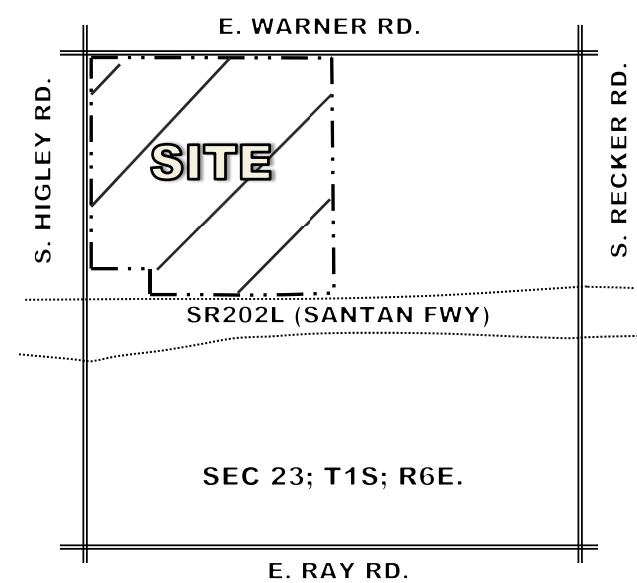
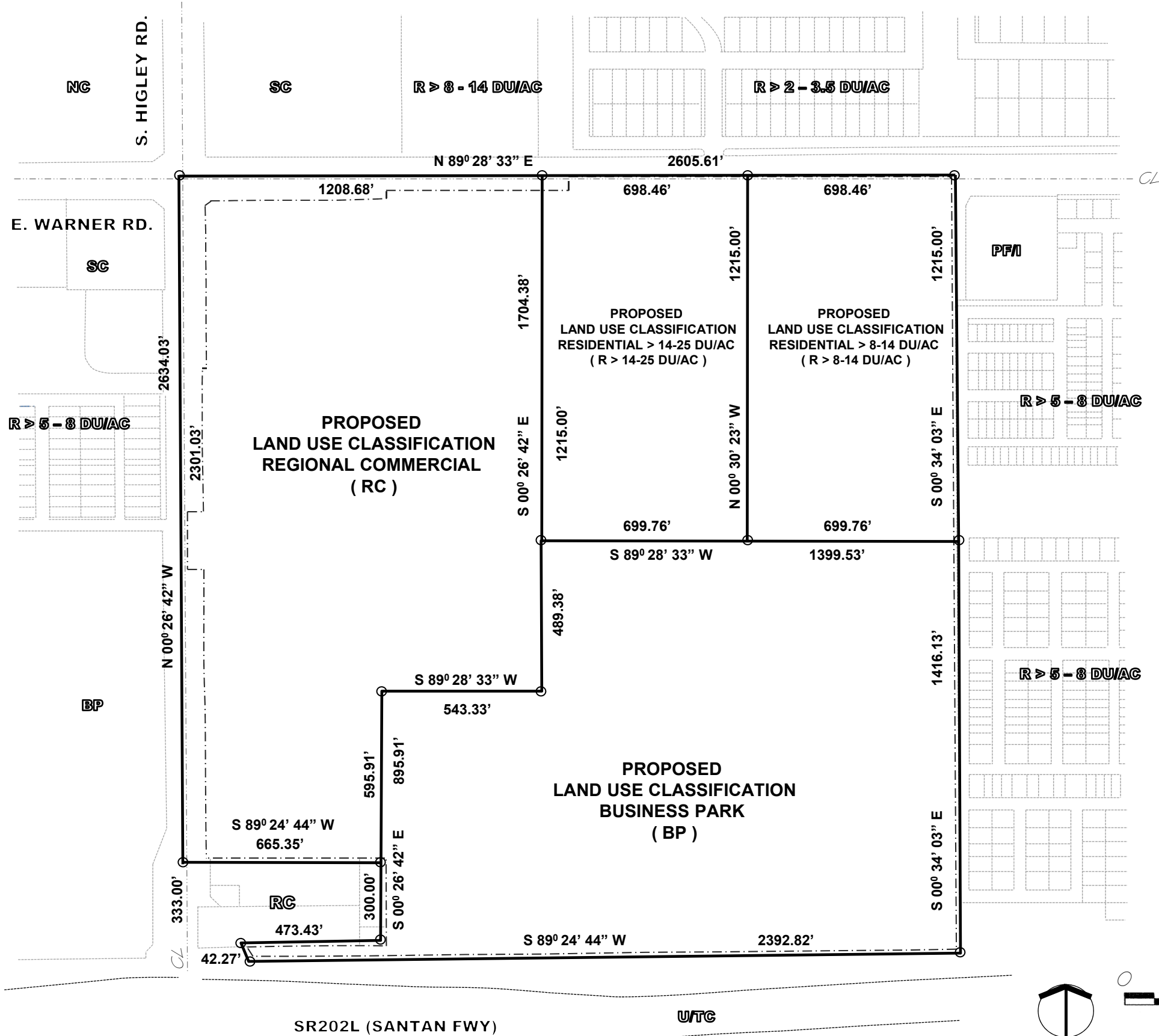


APPLICANT Iplan Consulting Corporation
CONTACT: Greg Davis
ADDRESS: 3317 S. Higley Rd. #114-622
Gilbert, AZ 85297

TELEPHONE: (480) 227-9850
E-MAIL: greg@iplanconsulting.com

GP18-08/Z18-18 Gabriella Pointe Commerce Center





PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

EXISTING GENERAL PLAN (gr.)

RC +/- 39.6 AC
BP +/- 113.3 AC

PROPOSED GENERAL PLAN (gr.)

RC +/- 56.4 AC
BP +/- 57.5 AC
R > 8-14 DU/AC +/- 19.5 AC
R > 14-25 DU/AC +/- 19.5 AC

DEVELOPER CONTACT:

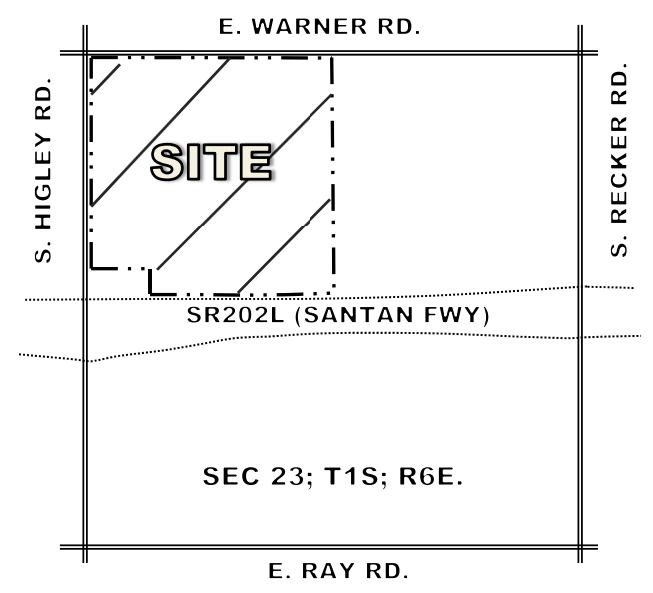
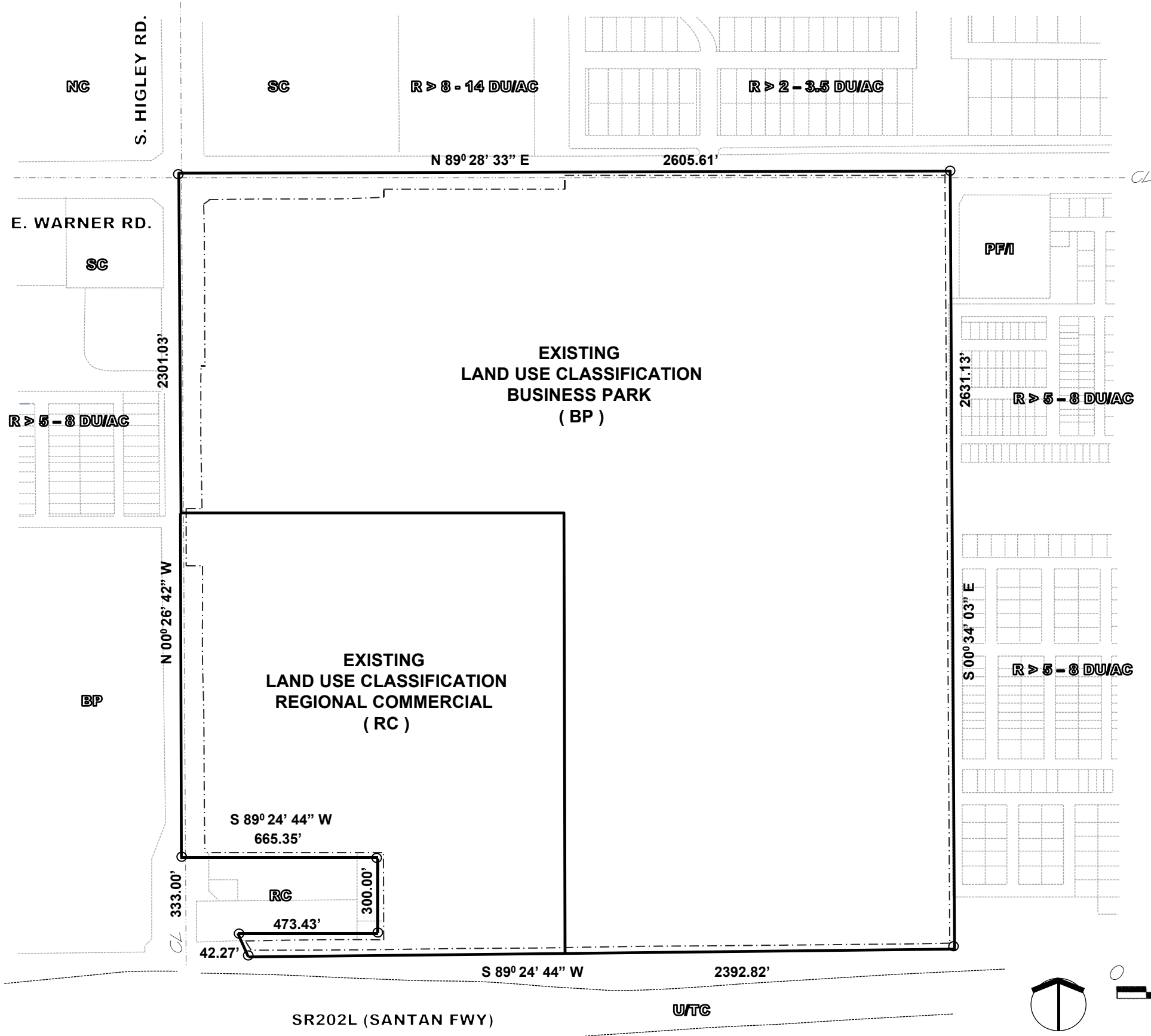
WESTERN HORIZONS, INC.
7255 E. HAMPTON AVE., STE. 122
MESA, AZ 85209
CONTACT: JOHN C. WHITE
V: (480) 854-1500

ENTITLEMENTS:

IPLAN CONSULTING
3317 S. HIGLEY RD., STE. 114-622
GILBERT, AZ 85297
CONTACT: GREG DAVIS
V: (480) 227-9850
CONTACT: MARIO MANGIAMELE, AICP
V: (480) 313-8144

PROPOSED GENERAL PLAN

SEPTEMBER 03, 2018



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

EXISTING GENERAL PLAN (gr.)

RC +/- 39.6 AC
BP +/- 113.3 AC

PROPOSED GENERAL PLAN (gr.)

RC +/- 56.4 AC
BP +/- 57.5 AC
R > 8-14 DU/AC +/- 19.5 AC
R > 14-25 DU/AC +/- 19.5 AC

DEVELOPER CONTACT:

WESTERN HORIZONS, INC.
7255 E. HAMPTON AVE., STE. 122
MESA, AZ 85209
CONTACT: JOHN C. WHITE
V: (480) 854-1500

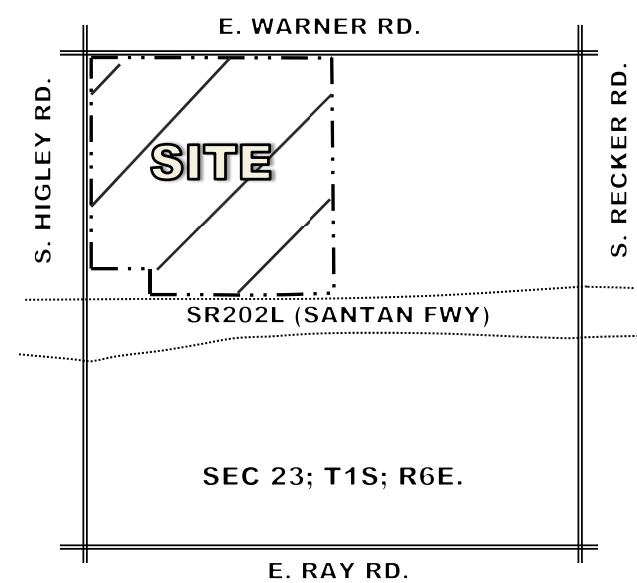
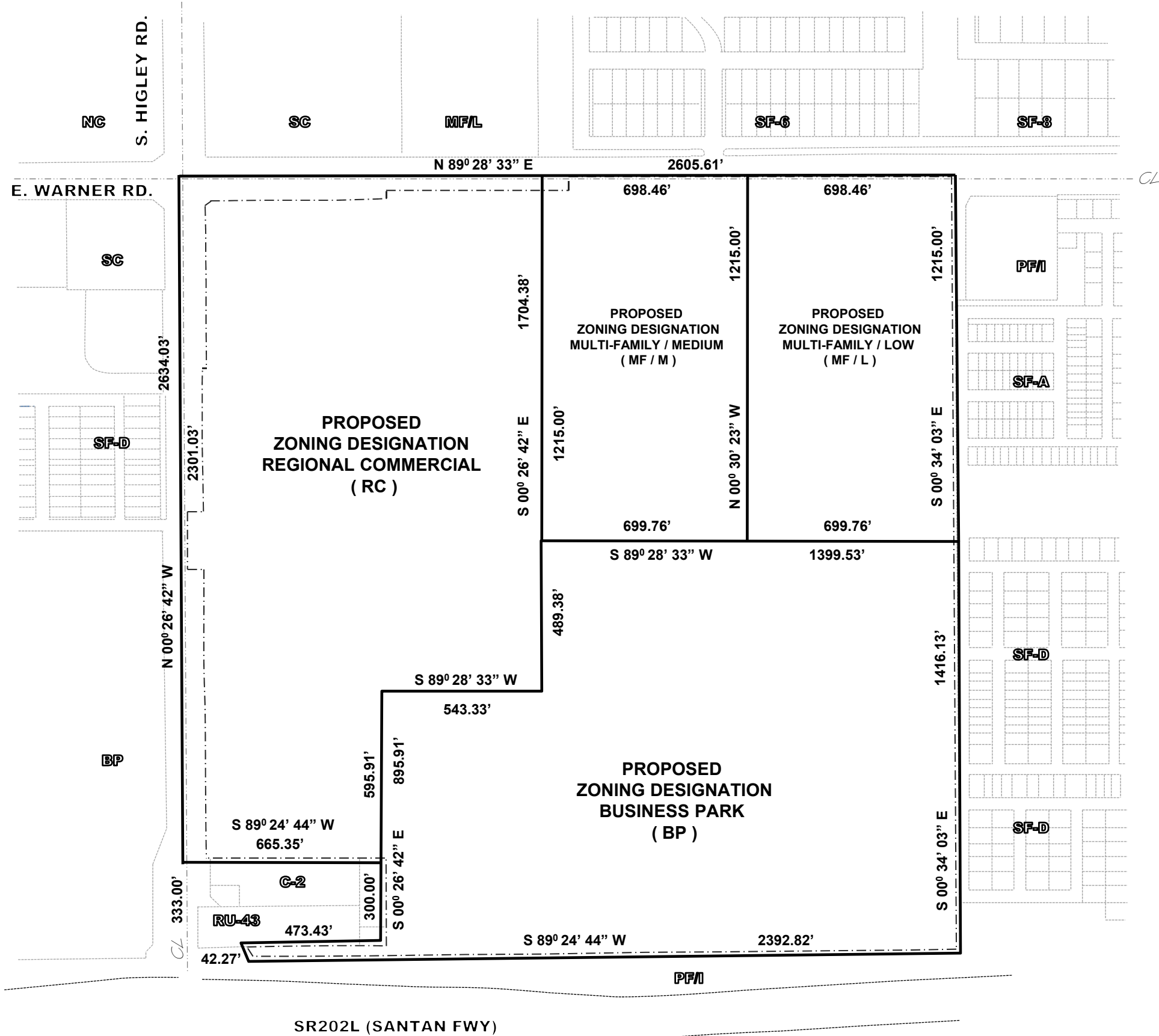
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EXISTING GENERAL PLAN

SEPTEMBER 03, 2018





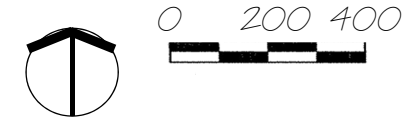
VICINITY MAP
N.T.S.

PROJECT DATA TABLE			
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE GROSS AREA (%)
SITE AREA (GROSS):	152.9	145.2	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATIONS:			
REGIONAL COMMERCIAL (RC)	56.4	50.9	36.90
BUSINESS PARK (BP)	57.5	57.5	37.60
RESIDENTIAL > 8 - 14	19.5	18.4	12.75
RESIDENTIAL > 14 - 25	19.5	18.4	12.75
EXISTING ZONING:			
RURAL-43 (RU-43)	73.9	67.5	48.30
LIGHT INDUSTRIAL (LI)	39.9	39.5	26.10
MULTI-FAMILY / LOW (MF/L)	24.9	24.4	16.30
MULTI-FAMILY / MEDIUM (MF/M)	14.2	13.8	9.30
PROPOSED ZONING:			
REGIONAL COMMERCIAL (RC)	56.4	50.9	36.90
BUSINESS PARK (BP)	57.5	57.5	37.60
MULTI-FAMILY / LOW (MF/L)	19.5	18.4	12.75
MULTI-FAMILY / MEDIUM (MF/M)	19.5	18.4	12.75

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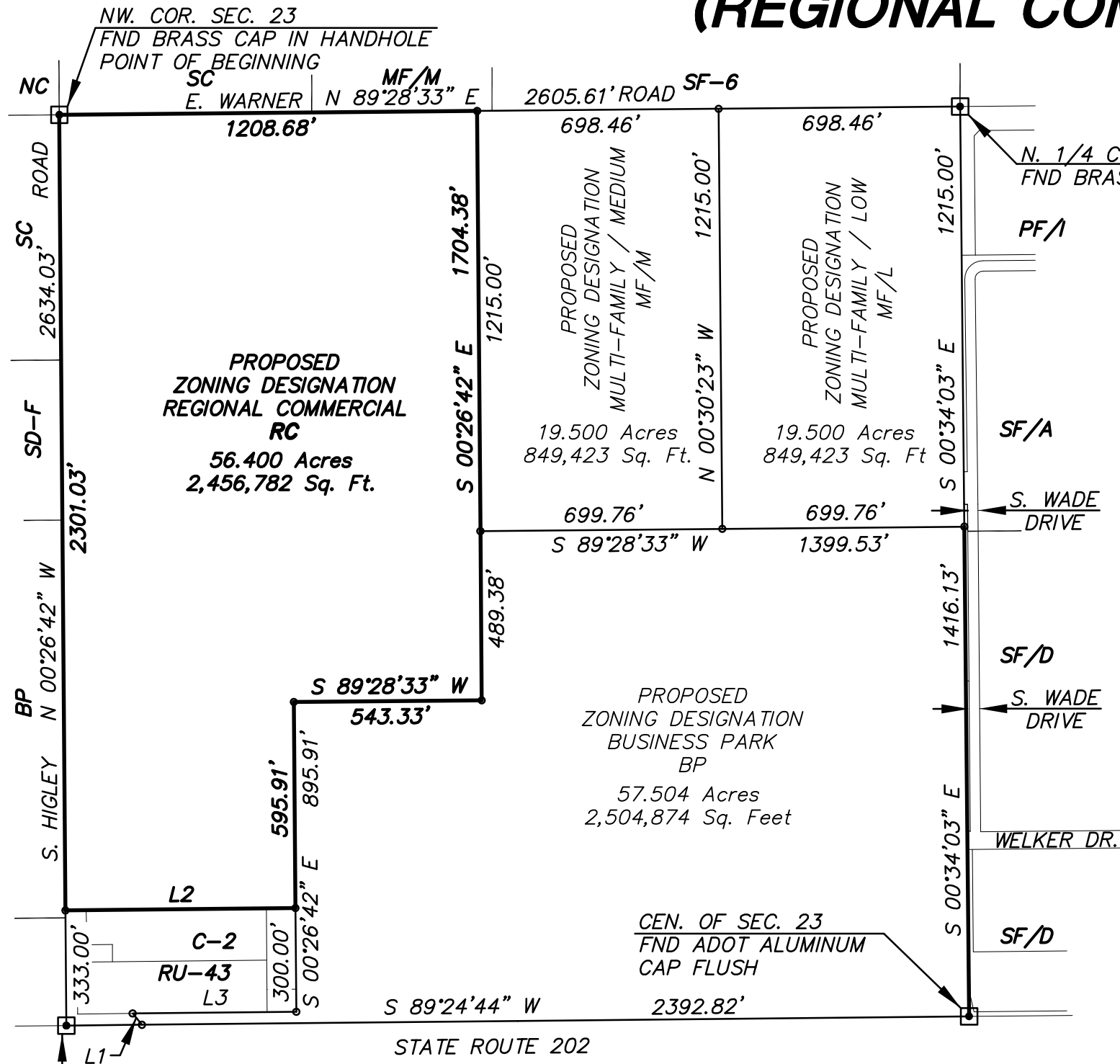
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PROPOSED ZONING



SEPTEMBER 03, 2018

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (REGIONAL COMMERCIAL)



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

PROPOSED GENERAL PLAN (gr.)

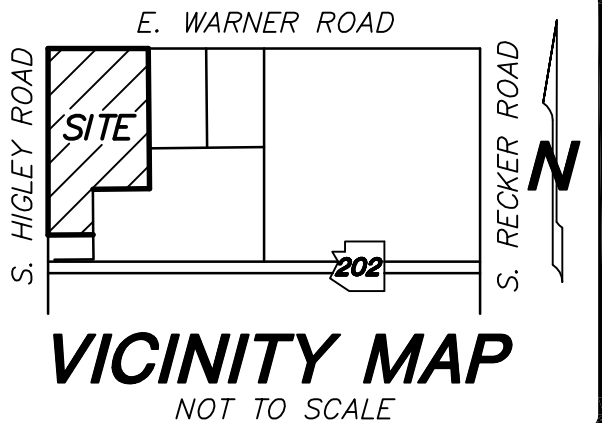
RC +/- 56.4 AC
BP +/- 57.5 AC
R > 8-14 DU/AC +/- 19.5 AC
R > 14-25 DU/AC +/- 19.5 AC

EXISTING ZONING (gr.)

RU-43 +/- 73.9 AC
MF/L +/- 24.9 AC
MF/M +/- 14.2 AC
LI +/- 39.9 AC

PROPOSED ZONING (gr.)

RC +/- 56.4 AC
MF/L +/- 19.5 AC
MF/M +/- 19.5 AC
BP +/- 57.5 AC

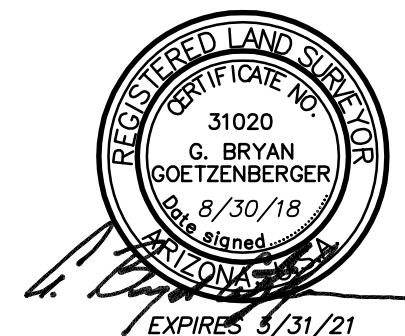


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CONTACT: MARIO MANGIAMELE, AICP
V: (480) 313-8144



LINE	BEARING	DISTANCE
L1	N 39°16'05" W	42.27'
L2	S 89°24'44" W	665.35'
L3	N 89°24'44" E	473.43'

W. 1/4 COR. SEC. 23
FND ALUMINUM CAP
FLUSH L.S. 38862

JOB NO.: 180402
SECTION: 23
TOWNSHIP: 1 SOUTH
RANGE: 6 EAST
DATE: AUGUST 30, 2018
SHEET 1 OF 2



STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200
SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (REGIONAL COMMERCIAL)

A portion of the Northwest quarter of Section 23, Township 1 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

*BEGINNING at the Northwest corner of said Section 23, monumented with brass cap in handhole which bears South 89 degrees 28 minutes 33 seconds West 2605.61 feet from the North quarter corner of said Section 23, monumented with a brass cap flush;
Thence along the North line of the Northwest quarter of said Section 23, North 89 degrees 28 minutes 33 seconds East 1208.68 feet;
Thence South 00 degrees 26 minutes 42 seconds East 1704.38 feet;
Thence South 89 degrees 28 minutes 33 seconds West 543.33 feet;
Thence South 00 degrees 26 minutes 42 seconds East 595.91 feet;
Thence South 89 degrees 24 minutes 44 seconds West 665.35 feet to a point on the West line of the Northwest quarter of said Section 23;
Thence along said West line, North 00 degrees 26 minutes 42 seconds West 2301.03 feet to the POINT OF BEGINNING.*

Comprising 56.400 acres or 2,456,782 square feet, subject to all easements of record.



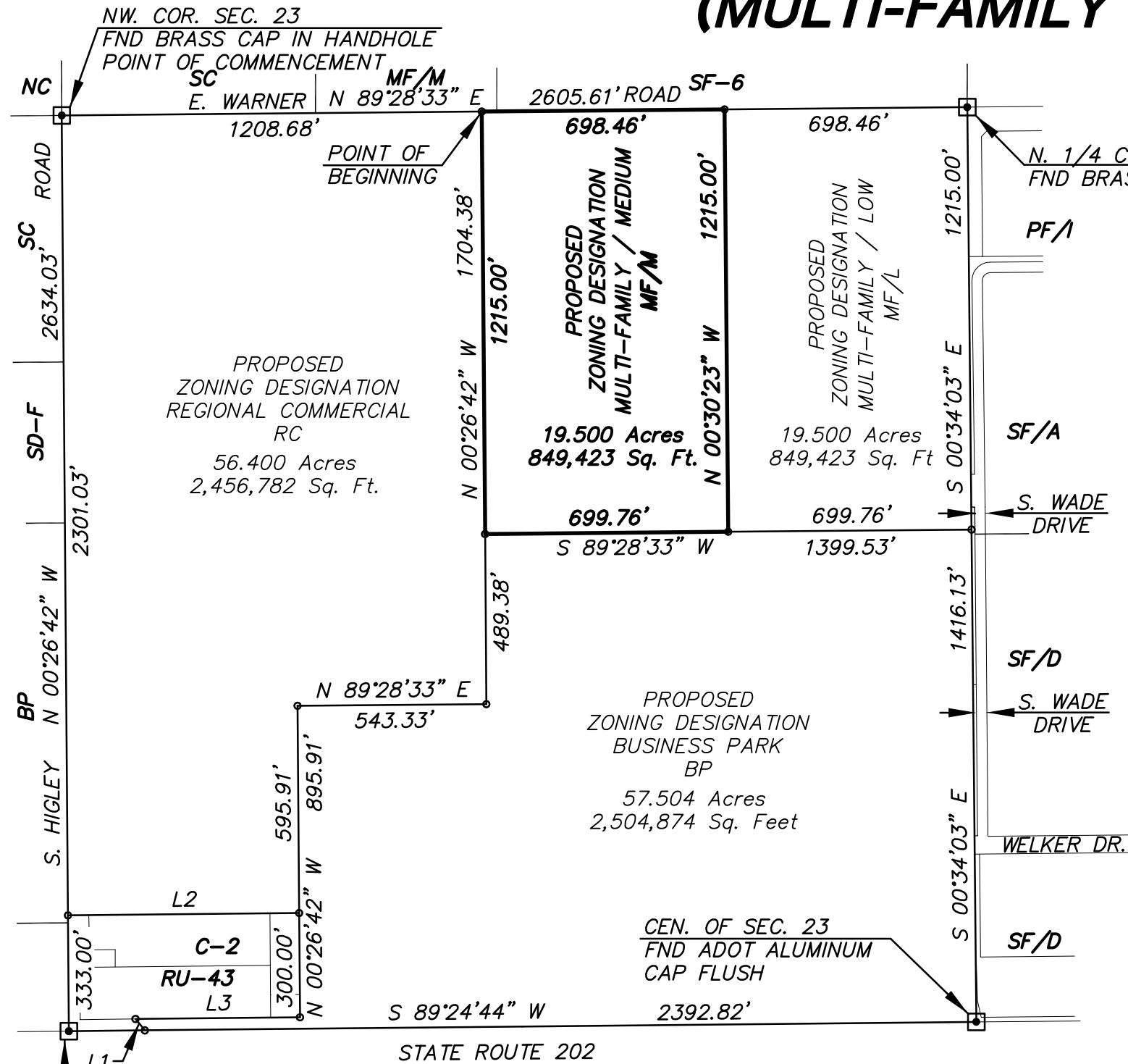
JOB NO.: 180402
SECTION: 23
TOWNSHIP: 1 SOUTH
RANGE: 6 EAST
DATE: AUGUST 30, 2018
SHEET 2 OF 2



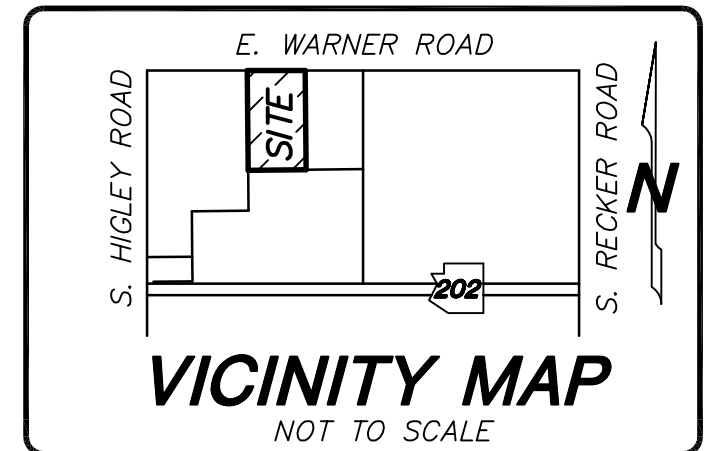
STATEWIDE SERVICE IN ARIZONA
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SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (MULTI-FAMILY / MEDIUM)



LINE	BEARING	DISTANCE
L1	N 39°16'05\" W	42.27'
L2	S 89°24'44\" W	665.35'
L3	N 89°24'44\" E	473.43'



1" = 400'

PROJECT DATA
 SITE AREA: +/- 152.9 AC (gr.)

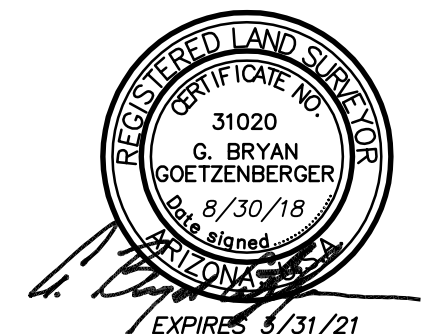
PROPOSED GENERAL PLAN (gr.)
 RC +/- 56.4 AC
 BP +/- 57.5 AC
 R > 8-14 DU/AC +/- 19.5 AC
 R > 14-25 DU/AC +/- 19.5 AC

EXISTING ZONING (gr.)
 RU-43 +/- 73.9 AC
 MF/L +/- 24.9 AC
 MF/M +/- 14.2 AC
 LI +/- 39.9 AC

PROPOSED ZONING (gr.)
 RC +/- 56.4 AC
 MF/L +/- 19.5 AC
MF/M +/- 19.5 AC
 BP +/- 57.5 AC

DEVELOPER CONTACT:
 WESTERN HORIZONS, INC.
 7255 E. HAMPTON AVE., STE. 122
 MESA, AZ 85209
 CONTACT: JOHN C. WHITE
 V: (480) 854-1500

ENTITLEMENTS:
 IPLAN CONSULTING
 3317 S. HIGLEY RD., STE. 114-622
 GILBERT, AZ 85297
 CONTACT: GREG DAVIS
 V: (480) 227-9850
 CONTACT: MARIO MANGIAMELE, AICP
 V: (480) 313-8144



JOB NO.: 180402
 SECTION: 23
 TOWNSHIP: 1 SOUTH
 RANGE: 6 EAST
 DATE: AUGUST 30, 2018
 SHEET 1 OF 2



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 SUITE 104 FAX (623) 972-1616
 GLENDALE, AZ 85303

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (MULTI-FAMILY / MEDIUM)

A portion of the Northwest quarter of Section 23, Township 1 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the Northwest corner of said Section 23, monumented with brass cap in handhole which bears South 89 degrees 28 minutes 33 seconds West 2605.61 feet from the North quarter corner of said Section 23, monumented with a brass cap flush;

Thence along the North line of the Northwest quarter of said Section 23, North 89 degrees 28 minutes 33 seconds East 1208.68 feet to the POINT OF BEGINNING;

Thence continuing along said North line, North 89 degrees 28 minutes 33 seconds East 698.46 feet;

Thence South 00 degrees 30 minutes 23 seconds East 1215.00 feet;

Thence South 89 degrees 28 minutes 33 seconds West 699.76 feet;

Thence North 00 degrees 26 minutes 42 seconds West 1215.00 feet to the POINT OF BEGINNING.

Comprising 19.500 acres or 849,423 square feet, subject to all easements of record.



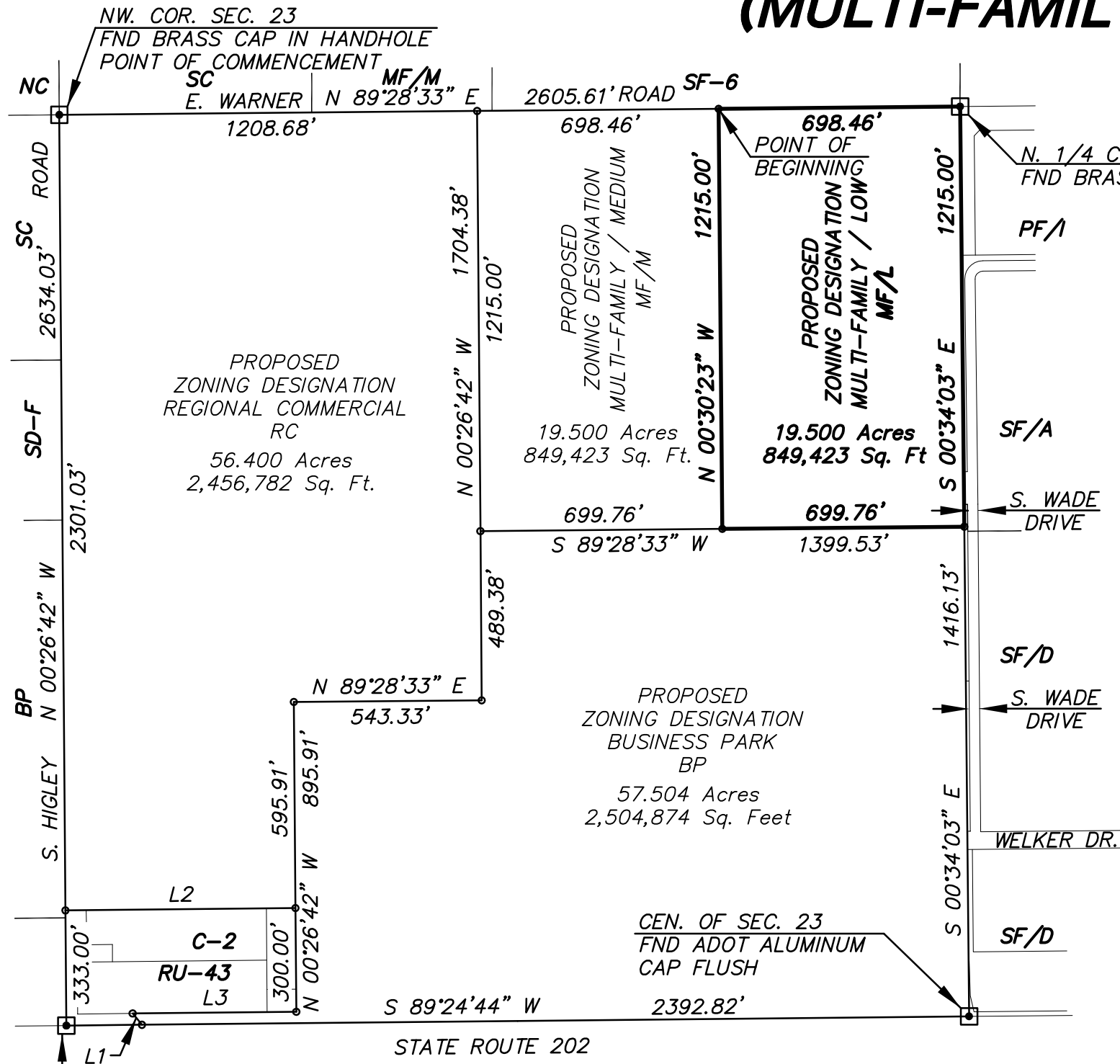
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SHEET 2 OF 2



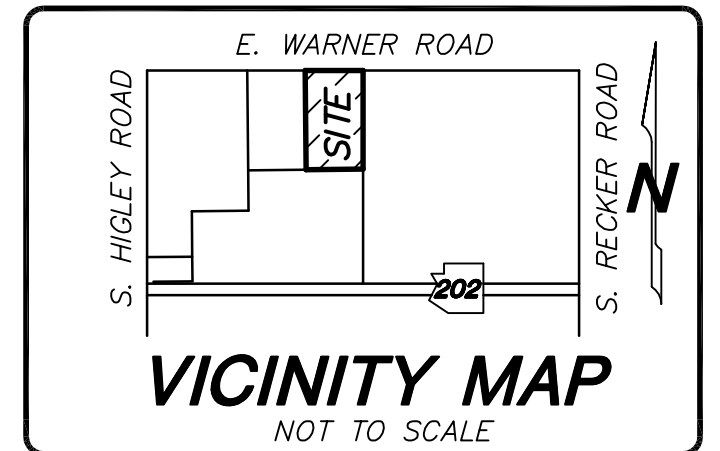
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GLENDALE, AZ 85303

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (MULTI-FAMILY / LOW)



LINE	BEARING	DISTANCE
L1	N 39°16'05" W	42.27'
L2	S 89°24'44" W	665.35'
L3	N 89°24'44" E	473.43'



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

PROPOSED GENERAL PLAN (gr.)

RC +/- 56.4 AC

BP +/- 57.5 AC

R > 8-14 DU/AC +/- 19.5 AC

R > 14-25 DU/AC +/- 19.5 AC

EXISTING ZONING (gr.)

RU-43 +/- 73.9 AC

MF/L +/- 24.9 AC

MF/M +/- 14.2 AC

LI +/- 39.9 AC

PROPOSED ZONING (gr.)

RC +/- 56.4 AC

MF/L +/- 19.5 AC

MF/M +/- 19.5 AC

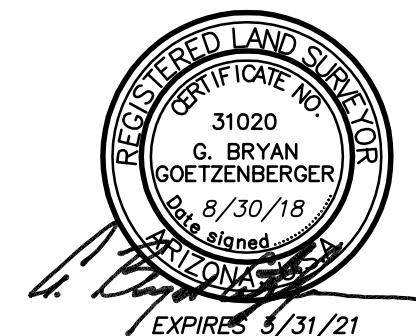
BP +/- 57.5 AC

DEVELOPER CONTACT:

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MESA, AZ 85209
CONTACT: JOHN C. WHITE
V: (480) 854-1500

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Thence along the North line of the Northwest quarter of said Section 23, North 89 degrees 28 minutes 33 seconds East 1907.14 feet to the POINT OF BEGINNING;
Thence continuing along said North line, North 89 degrees 28 minutes 33 seconds East 698.46 feet to said North quarter corner;
Thence along the East line of the Northwest quarter of said Section 23, South 00 degrees 34 minutes 03 seconds East 1215.00 feet;
Thence South 89 degrees 28 minutes 33 seconds West 699.76 feet;
Thence North 00 degrees 30 minutes 23 seconds West 1215.00 feet to the POINT OF BEGINNING.*

Comprising 19.500 acres or 849423 square feet, subject to all easements of record.



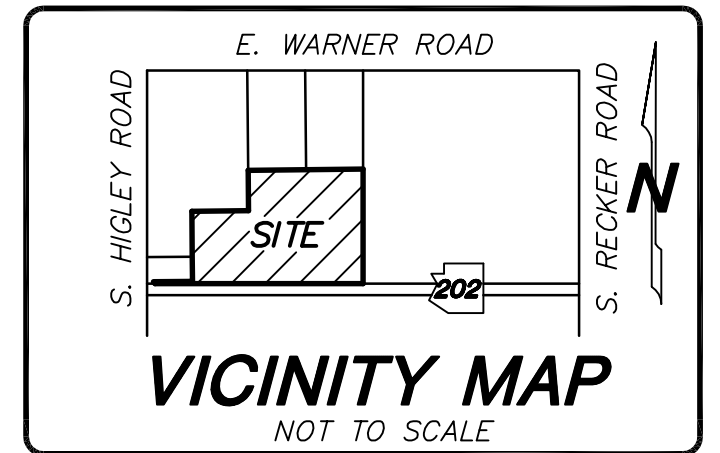
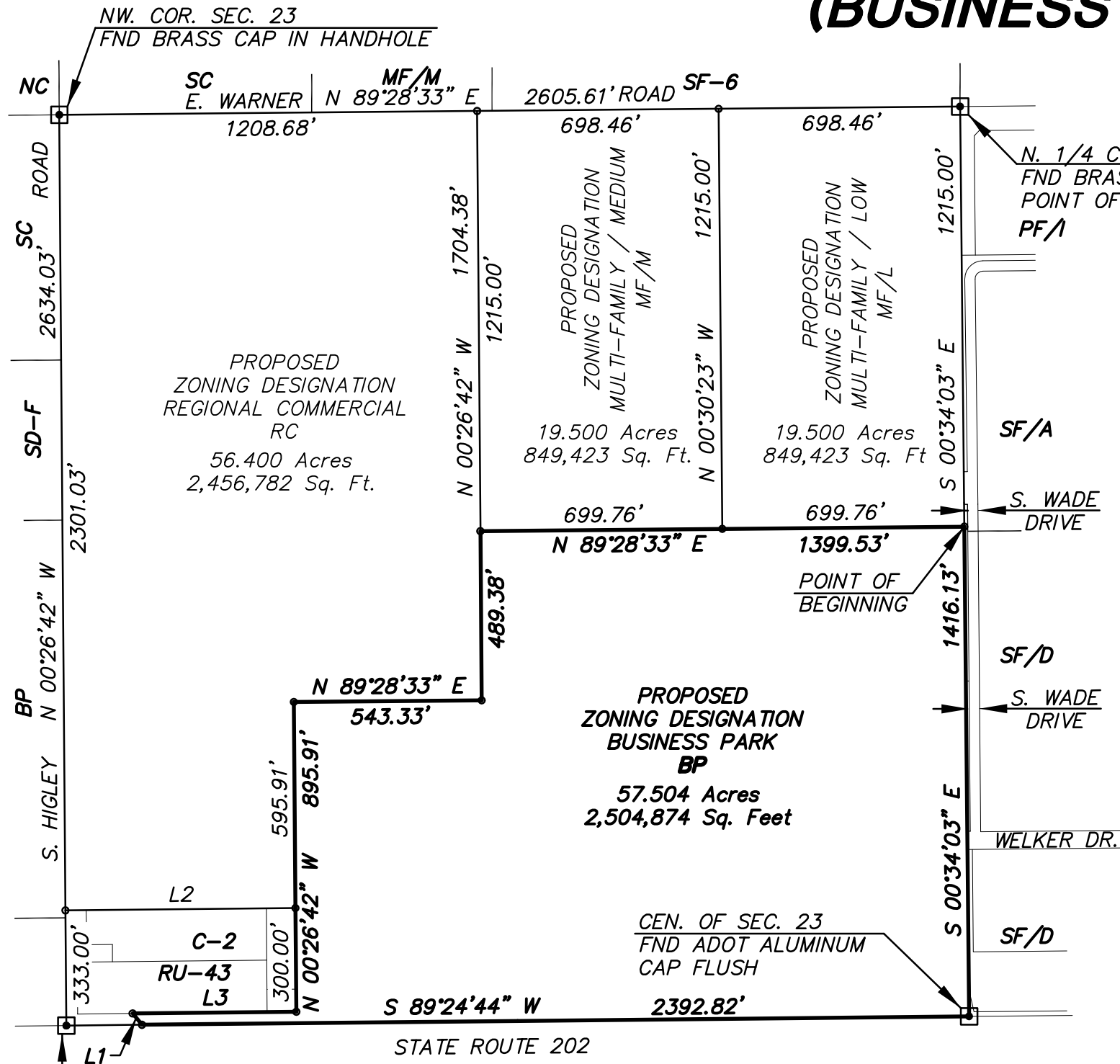
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ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (BUSINESS PARK)

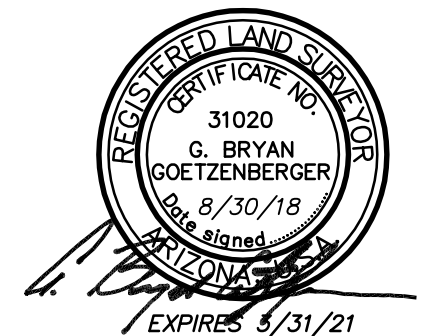


1" = 400'

PROJECT DATA
SITE AREA: +/- 152.9 AC (gr.)
PROPOSED GENERAL PLAN (gr.)
RC +/- 56.4 AC
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R > 8-14 DU/AC +/- 19.5 AC
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MF/M +/- 14.2 AC
LI +/- 39.9 AC

PROPOSED ZONING (gr.)
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MF/L +/- 19.5 AC
MF/M +/- 19.5 AC
BP +/- 57.5 AC



LINE	BEARING	DISTANCE
L1	N 39°16'05" W	42.27'
L2	S 89°24'44" W	665.35'
L3	N 89°24'44" E	473.43'

W. 1/4 COR. SEC. 23
FND ALUMINUM CAP
FLUSH L.S. 38862

JOB NO.: 180402
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TEL (623) 972-2200 FAX (623) 972-1616

ZONING EXHIBIT FOR MICHELON FAMILY AZ LAND LLC (BUSINESS PARK)

A portion of the Northwest quarter of Section 23, Township 1 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

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Thence along the East line of the Northwest quarter of said Section 23, South 00 degrees 34 minutes 03 seconds East 1215.00 feet to the POINT OF BEGINNING;
Thence continuing along said East line, South 00 degrees 34 minutes 03 seconds East 1416.13 feet to the Center of said Section 23;
Thence along the South line of the Northwest quarter of said Section 23, South 89 degrees 24 minutes 44 seconds West 2392.82 feet;
Thence North 39 degrees 16 minutes 05 seconds West 42.27 feet;
Thence North 89 degrees 24 minutes 44 seconds East 473.43 feet;
Thence North 00 degrees 26 minutes 42 seconds West 895.91 feet;
Thence North 89 degrees 28 minutes 33 seconds East 543.33 feet;
Thence North 00 degrees 26 minutes 42 seconds West 489.38 feet;
Thence North 89 degrees 28 minutes 33 seconds East 1399.53 feet to the POINT OF BEGINNING.*

Comprising 57.504 acres or 2,504,874 square feet, subject to all easements of record.



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SHEET 2 OF 2



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Major General Plan Amendment | Rezoning

GABRIELLA POINTE COMMERCE CENTER

Project Narrative

SEC | SOUTH HIGLEY AND EAST WARNER ROADS

Submitted to:
TOWN OF GILBERT
PLANNING DEPARTMENT
90 East Civic Center Drive
Gilbert, AZ 85296

Submitted on Behalf of:
MICHELON FAMILY AZ LAND LLC
3540 Haweswood Ct.
Crete, IL 60417

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297
480-227-9850

Prepared: May 2018

LAND USE ADVISORS



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Greg Davis

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PREPARED FOR:

MICHELON FAMILY

AZ LAND, LLC

3540 E. Haweswood Ct.

Crete, IL 60417

GABRIELLA POINTE COMMERCE CENTER MAJOR GENERAL PLAN AMENDMENT | REZONING PROJECT NARRATIVE

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SITE AERIAL EXHIBIT



Base Map Source: Maricopa County Assessor, 2018

May 2018

2. REQUEST

Iplan Consulting with Western Horizons, Inc., on behalf of Michelin Family AZ Land, LLC, is pleased to submit for your consideration a two part request: a.) major General Plan amendment to the 2012 Town of Gilbert General Plan Land Use Map for approximately 79.8-acres; and, b.) rezoning of an approximate 152.9-acre property, generally located at the southeast corner of South Higley and East Warner Roads.

More specifically, this project narrative complements a request to amend the General Plan Land Use Map by changing approximately 67.8-acres from Business Park (BP) to approximately 28.8-acres of Regional Commercial (RC), approximately 19.5-acres of Residential > 8 - 14 DU/Acre and approximately 19.5-acres of Residential > 14 - 25 DU/Acre; and, changing approximately 12-acres from RC to BP. The net change results in an approximate 16.8-acre increase of RC land use; an approximate 15.9-acre reduction in BP land use; while the multi-family land use area would remain consistent with existing land use entitlements for the property.

Complementing the requested major General Plan amendment is a request to rezone the entire 152.9-acre (gross) property from Single Family-43 (SF-43), Multi-Family/Low (MF/L), Multi-Family/Medium (MF/M) and Light Industrial (LI) to Regional Commercial (RC), Multi-Family/Low (MF/L), Multi-Family/Medium (MF/M) and Business Park (BP).

A corresponding request for Annexation concerning the westernmost approximate 69.7-acre portion of the project area has been submitted to the Town for review and action.

3. OVERVIEW

Gabriella Pointe Commerce Center is a unique opportunity to establish the preliminary land use framework for one of the few remaining larger and vacant properties within the Town. Michelin Family AZ Land, LLC, has methodically assembled the approximate 152.9-acre property under single ownership with the intent of creating a master plan project to serve as a legacy for the family, while also realizing that responsible land use planning is necessary for the Town's economic vitality and sustainability.

The preliminary land use planning concept for Gabriella Pointe Commerce Center focuses on *four primary elements*: recognition of existing land entitlements, transitional and compatible land uses, mix of complementary uses, and implementation of the Vertical Development (No. 4), Santan Freeway and Phoenix-Mesa Gateway Airport Overlay Zoning Districts.

This land use concept is implemented by systematically transitioning intensity and balancing a complementary spectrum of land uses – employment, commercial and residential to not only provide for a successful project, but to also provide a fully integrated mix of sustainable land uses for the Town of Gilbert and region as a whole. Types and locations of these proposed land uses are anticipated to implement both additional allowable building heights of the Vertical Development Overlay district, as well as height restrictions of the Santan Freeway Overlay district for those areas immediately adjacent to the freeway. Careful consideration is also

afforded to the policies and ordinances of both the Town and Phoenix-Mesa Gateway Airport (PMGA) concerning compatible relationships of land use and designated overflight areas.

Implementation of these elements will be further accomplished through provision of quality open space areas and linkages; comprehensive landscape, architectural and way-finding design elements to provide a memorable place with character; and, appropriate transitioning to protect the existing Cooley Station North residential neighborhood from the anticipated intensity of the proposed higher density residential and Business Park uses.

Subsequent to affirmative action on these land use entitlement requests, we anticipate submittal to the Town of a conceptual master plan, which will establish necessary design framework and expected level of detail to enable viable and successful development of Gabriella Pointe Commerce Center project.

4. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

An approximate 69.7-acre portion of the overall 152.9-acre Gabriella Pointe Commerce Center project area is currently within an unincorporated area of the Town of Gilbert's Planning Area Boundaries and is under the jurisdiction of Maricopa County. This approximate 69.7-acre unincorporated area is subject to an annexation request that has been submitted concurrently with this major General Plan amendment and Rezoning request for the overall 152.9-acre property. The remaining and approximate 83.2-acre project area (gross) is currently classified as Business Park (BP) on the Town's 2012 General Plan land use map; however, maintains the existing zoning of Light Industrial (LI), Multi-Family/Low (MF/L) and Multi-Family/Medium (MF/M).

This overall project area is bound on the north by East Warner Road and further north by vacant commercial, multi-family and single family zoned parcels that are part of the Morrison Ranch Planned Area Development (PAD). Single family residential uses (Cooley Station North) and Gilbert Fire Station No. 6 are adjacent to the entire eastern boundary.

Santan Freeway (SR202L) lies contiguous a majority of the southern boundary, with an approximate 4-acre multi use property located adjacent to the southwestern corner of the site. While this approximate 4-acre property remains within an unincorporated area of the Town's Planning Area, it does maintain Maricopa County zoning of Rural-43 and C-2 to support the existing wireless communication facilities, outdoor storage and billboard uses.

South Higley Road lies contiguous to the entire western project boundary, while a single family neighborhood (San Savino), American Leadership Academy K-12 and retail uses are situated further west - across Higley Road.

The overall project area is generally level with a gentle slope to the west. The entire site is primarily devoid of any natural features such as rock outcroppings, washes, rivers and indigenous vegetation as the property has been in continual operation for agrarian purposes for a significant number of years.

The General Plan land use classifications, along with the existing zoning and uses for adjacent parcels, are listed below:

TABLE 4.101: EXISTING LAND USE TABLE

DIRECTION	GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Business Park (BP)	Rural-43 (Maricopa County) LI; MF/L; MF/M Vertical Development Overlay 4 Santan Freeway Overlay	Agriculture
	Regional Commercial (RC)	Rural-43 (Maricopa County) Vertical Development Overlay 4 Santan Freeway Overlay	Agriculture
<i>North</i>	Shopping Center (SC)	PAD: SC	Agriculture
	Residential > 8-14 DU/Acre	PAD: MF/L	Agriculture
	Residential > 2 – 3.5 DU/Acre	PAD: SF-6	Agriculture (developing)
<i>East</i>	Public Facility / Institutional (PF/I)	PF/I	Fire Station No 6
	Residential > 5-8 DU/Acre	PAD: SF-A; SF-D	Single Family Residential
<i>South</i>	Utility / Transportation Corridor (U/TC)	PF/I	SR202L
	Regional Commercial (RC)	C-2; RU-43 (Maricopa County)	Outdoor Storage; WCF; Signage
<i>West</i>	Shopping Center (SC)	PAD: SC	Retail
	Residential > 5 - 8 DU/Acre	PAD: SF-D	Single Family Residential
	Business Park (BP)	BP Santan Freeway Overlay	School

5. LAND USE

5.1 GENERAL PLAN LAND USE MAP AMENDMENT

Gilbert’s 2012 General Plan Land Use Map classifies the overall 152.9-acre project area as both Regional Commercial (+/- 39.6-acres) and Business Park (+/- 113.3-acres). The Regional Commercial (RC) classification designates areas for a wide range of high intensity uses with an emphasis on retail commercial uses. Business Park (BP) classification designates areas primarily for ‘office and light industrial uses, including high technology and research and development firms’. The BP land use classification

encourages employee-oriented uses within an attractive campus-style environment. The BP and RC land use classifications support the corresponding zoning designations of BP and RC, respectively.

While multiple ownerships have continually farmed these properties for a significant number of years, a variety of Town of Gilbert General Plan land use classifications have provided long-range visions for the project area. According to Town records, General Plan land use classifications have sporadically shifted from Multi-Use Commercial (pre 2001 General Plan land use classification) to owner initiated Residential > 8 - 14 DU/Acre, Residential > 14 - 25 DU/Acre and LI. The Town further amended the General Plan land use map to modify these land use classifications to the current BP and RC classifications, which changes were ratified by Gilbert voters in 2001. It is largely believed these current General Plan Map land use classifications of RC and BP was staff initiated in effort to support additional business development at this geographic location due to a number of factors, including adjacency of, and access to, the Santan Freeway.

Just as the Town of Gilbert has modified the vision for this property over the years, further visioning is pertinent to ensure compatible and fiscally responsible land use planning is realized. The impetus of the slight reduction in Business Park (BP) land use area, increase in Regional Commercial (RC) land use, and reintroduction of the Residential > 8 - 14 DU/Acre and Residential > 14 - 25 DU/Acre land use classifications for the property is based on: a) recognizing the existing multi-family zoning land use entitlements that provide more diverse housing opportunities for current and future Town residents; b) the necessity to provide more compatible land uses to surrounding properties; c) increasing the mix of land uses to enhance livability of the area, while also maintaining sufficient land area for desirable employment uses; and d) providing fiscally responsible land use planning thus ultimately increasing the Town's long term revenue stream to maintain levels of service expected by the community.

Diligent land use planning is a long-term process that typically contains multiple steps to help ensure a land use is fiscally responsible, as well as a benefit to the community in terms of sustainability and compatibility; however, responsible land use planning should also allow for flexibility in policy. Flexibility in land use planning and policy making decisions is critical to accommodate for the diverse variables that affect all of us, including changes to global, national or regional economics, as well as influences of shifting population growth areas, shifting demographics, natural resources and environmental conditions, advancements in technology, evolution of business operating models, availability of capital resources, modifications to infrastructure, change of government policies and modifications to land use patterns.

The request to amend the 2012 Land Use Map by changing the land use classifications of approximately 70.0-acres from Business Park (BP) to approximately 31.0-acres of Regional Commercial (RC), approximately 19.5-acres of Residential > 8 - 14 DU/Acre and approximately 19.5-acres of Residential > 14 - 25 DU/Acre; and, changing approximately 12-acres from RC to BP, is supported by the following findings:

- Existing Land Use Entitlements:
 - Existing land use entitlements for the overall 152.9-acre property (gross) includes approximately 79-acres that is currently zoned as Multi-Family/Low (MF/L) (+/- 24.9-acres), Multi-Family/Low (MF/M) (+/- 14.2-acres) and Light Industrial (LI) (+/- 39.9-acres); however, these parcels are all classified as BP on the Town's current General Plan Land Use Map.
 - This requested recognition of the multi-family parcels also includes a reallocation of the land areas at 19.5-acres each to provide realistic land areas and shapes that are more conducive to development. This reallocation maintains the overall and approximate 39.0-acres of multi-family uses currently entitled for the project area.
- Neighborhood Compatibility:
 - Proposed location of the multi-family land use classifications maintain compatibility with adjacent land uses while also providing additional housing opportunities to support the anticipated needs of the Town. These multi-family uses will also serve to maintain needed transitional land uses for a portion of the property from the lower intensity uses of Cooley Station North neighborhood to the east, to that of the proposed RC uses to the west.
 - Although the existing LI zoned area includes an existing General Plan land use classification of BP, we concur that neither the LI land use classification nor corresponding LI zoning designation is appropriate for the land area contiguous to Cooley Station North due to the potential for incompatible uses associated with LI properties that could negatively affect this adjacent area. The proposed BP land use is a more appropriate employment land use and more compatible with adjacent residential properties due to the uses permitted in the corresponding BP zoning designation.
- Land Use Mix/Patterns:
 - Reintroduction of the Residential > 8-14 DU/Acre and Residential > 14-25 DU/Acre land use classifications to support the existing MF/L and MF/M zoned properties will acknowledge existing land use entitlements for multi-family use while also: providing a greater mix of residential densities in the Town; serving to provide a cross-section of diverse housing opportunities to accommodate an expanded local and regional employment base within closer proximity to employment centers; and to capture necessary tax revenues for the long term economic vitality of the Town. Economic viability of these residential land uses is also supported by the findings of the Fiscal Impact Analysis submitted concurrently with this request.
 - Providing a master planned, horizontal mixed-use development with employment/office and multi-family residential components will generate the need for amenities such as restaurants, retail shops, support services, and possibly entertainment and hospitality related uses.

- Maintaining location of BP land use at the southeast quadrant of the project area maximizes frontage along SR202L (SanTan Freeway), while maintaining symbiotic relationship with RC parcel for potential mix of similar uses.
- Expansion of the RC land use to extend along the entire Higley Road frontage positions the property to be used to its highest and best use as the closest freeway exits with commercial zoning are 2 miles away - in each direction.
- Although population growth is increasing, the relatively low residential densities of the immediate geographical area could be a fiscal disadvantage to the Town; therefore, desired expansion of the RC and BP land uses will be partially dependent upon the additional population growth and density resulting from maintenance of the multi-family parcels.
- Circulation:
 - The proposed amendment will not have an adverse impact on the Town's existing land uses, as development of the site will facilitate internal collector level and adjacent arterial level roadway dedications and improvements resulting in improved vehicular circulation needed for the area. As identified in the corresponding Traffic Impact Statement, Higley and Warner Roads are the primary, adjacent streets serving Gabriella Pointe Commerce Center.
 - The proposed land use amendment will ultimately assist in alleviating vehicular traffic congestion nearby and in other parts of the Town and region by facilitating private improvements to adjacent roadways, which will enable more efficient transportation corridors for use by all residents of the community and surrounding areas.
 - The planned arterial and collector level street system will adequately accommodate the projected traffic volumes.
- Livability:
 - Proposed residential use of the property will not adversely affect the livability of the area or affect the health or safety of the residents. Conversely, provision of residential development in this area, including its associated trails and open space areas, will provide the means to help promote healthy lifestyles for the residents of the development, as well as maintain a healthy sustainable community. Provision of the Residential > 8-14 DU/Acre and Residential > 14-25 DU/Acre land uses within close proximity to anticipated commercial and employment areas will also serve to substantially increase the livability of the area for Gilbert residents by possibly reducing automobile emissions due to the potential for shorter travel distances. Livability of the area will further be increased through, at a minimum, development of the project in compliance with the Town's livability test of aesthetics and low light impact guidelines.

The below table identifies an approximate 55.8-acre (gross) reduction in employment land use for the overall project area; however and taking into consideration existing land use

rights (+/- 39.9-acres - I-1 zoning), the actual net reduction change in employment land use is approximately 15.9-acres (gross), whereas the net increase change in RC land use is approximately 16.8-acres. Regardless, the following table identifies existing General Plan Land Use classifications in comparison to those proposed by this request:

TABLE 5.101: GENERAL PLAN LAND USE DATA TABLE

EXISTING GENERAL PLAN LAND USE CATEGORY	ACREAGE (gross)	PROPOSED GENERAL PLAN LAND USE CATEGORY	ACREAGE (gross)
Regional Commercial (RC)	39.6	Business Park (BP)	12
		RC	27.6
Total	39.6		39.6
Business Park (BP)	113.3	BP	45.5
		RC	28.8
		Res. > 8-14 DU/Ac.	19.5
		Res. > 14-25 DU/Ac.	19.5
Total	113.3		113.3
Overall Project Acreage	152.9		152.9

Michelon Family AZ Land, LLC, along with their land use advisors, have been diligently analyzing the property location in effort to determine the most compatible and sustainable land use for the Town and region as a whole. Although different uses and residential densities have been analyzed to responsibly plan this property for the long term, we believe that the most compatible and sustainable uses for this property are the proposed mix of employment, commercial and higher density residential. These findings are effectively based on: a) the need to provide an appropriate land use to meet the community's needs with significant consideration given to compatibility within this geographical area; b) prevailing land use patterns of the area and the corresponding need to ensure compatibility; c) the need for additional population growth to fiscally support existing and anticipated Town services and infrastructure; and, d) the necessity to supplement the population growth in effort to attract desired employment related uses in the Town.

5.2 FISCAL ANALYSIS OF GENERAL PLAN LAND USE CHANGE

The estimated fiscal impact from development of the 152.9-acre Gabriella Pointe Commerce Center under the proposed General Plan amendment, at build out, is estimated

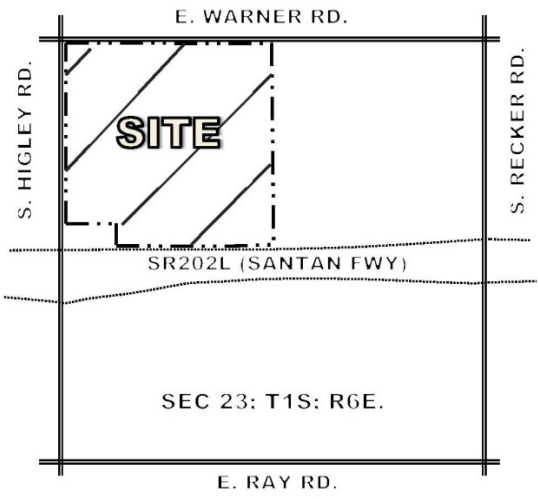
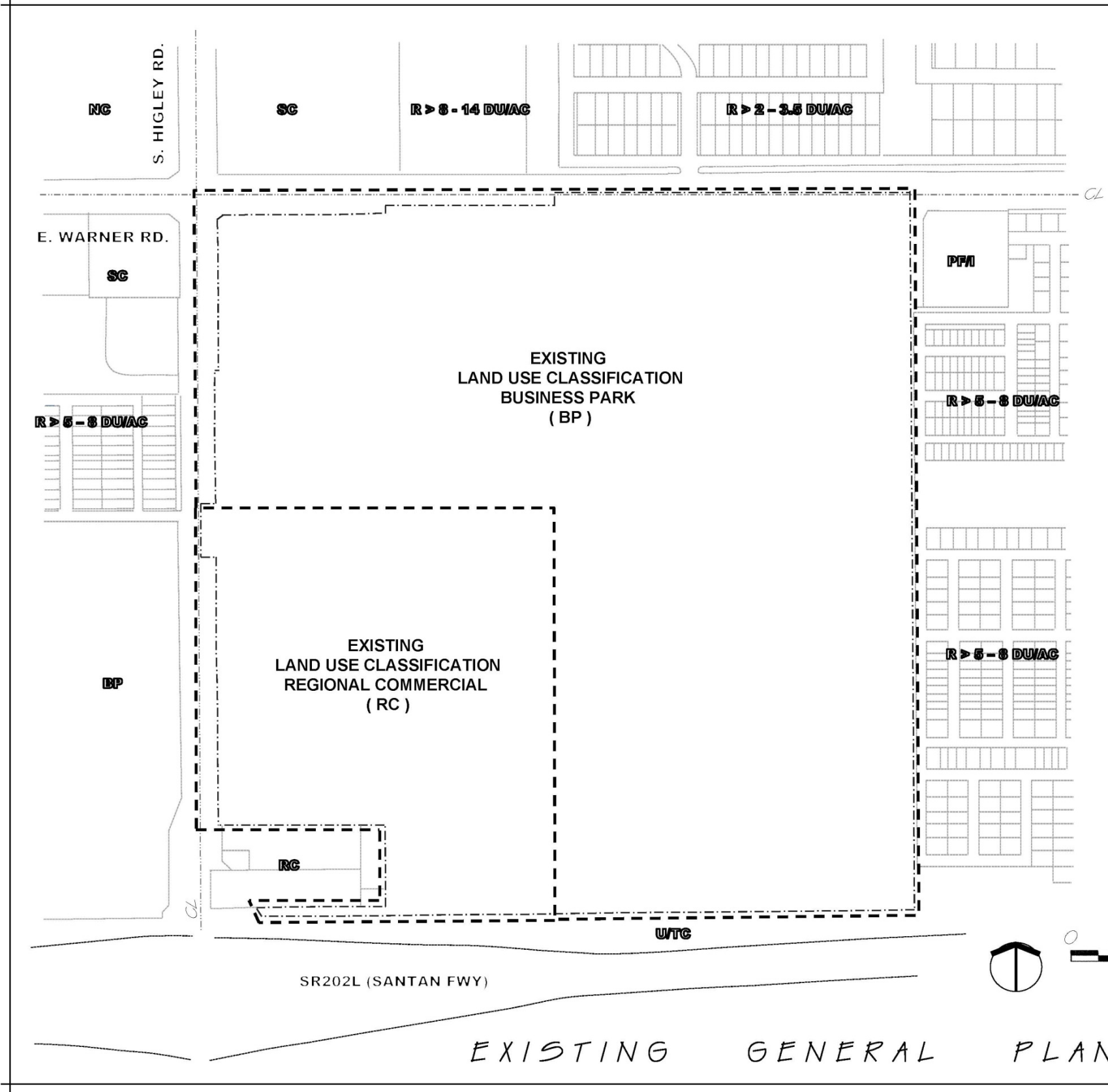
at \$2.7-million in revenue, while fiscal expenditures are estimated at approximately \$1.3-million per year. This \$1.4-million net impact is significantly higher than under the current General Plan scenario. If the property were to maintain the current classifications and corresponding areas of RC and BP, the annual net impact at build out is estimated at \$629,000.

Although higher density residential uses generally do not generate positive fiscal impacts on their own, they do however generate demand for local retail and provide diverse housing opportunities. Increasing the number of dwelling units does result in greater overall retail demand and correspondingly more tax revenues for the Town.

These fiscal impacts have the most direct affect on the Town, as these anticipated revenues ensure financial health of Gilbert through capture of continual sales tax, lease tax, and property tax.

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TOWN OF GILBERT - GENERAL PLAN LAND USE MAP EXHIBIT | EXISTING



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

EXISTING GENERAL PLAN (gr.)

RC +/- 39.6 AC

BP +/- 113.3 AC

PROPOSED GENERAL PLAN (gr.)

RC +/- 56.4 AC

BP +/- 57.5 AC

R > 8-14 DU/AC +/- 19.5 AC

R > 14-25 DU/AC +/- 19.5 AC

DEVELOPER CONTACT:

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ENTITLEMENTS:

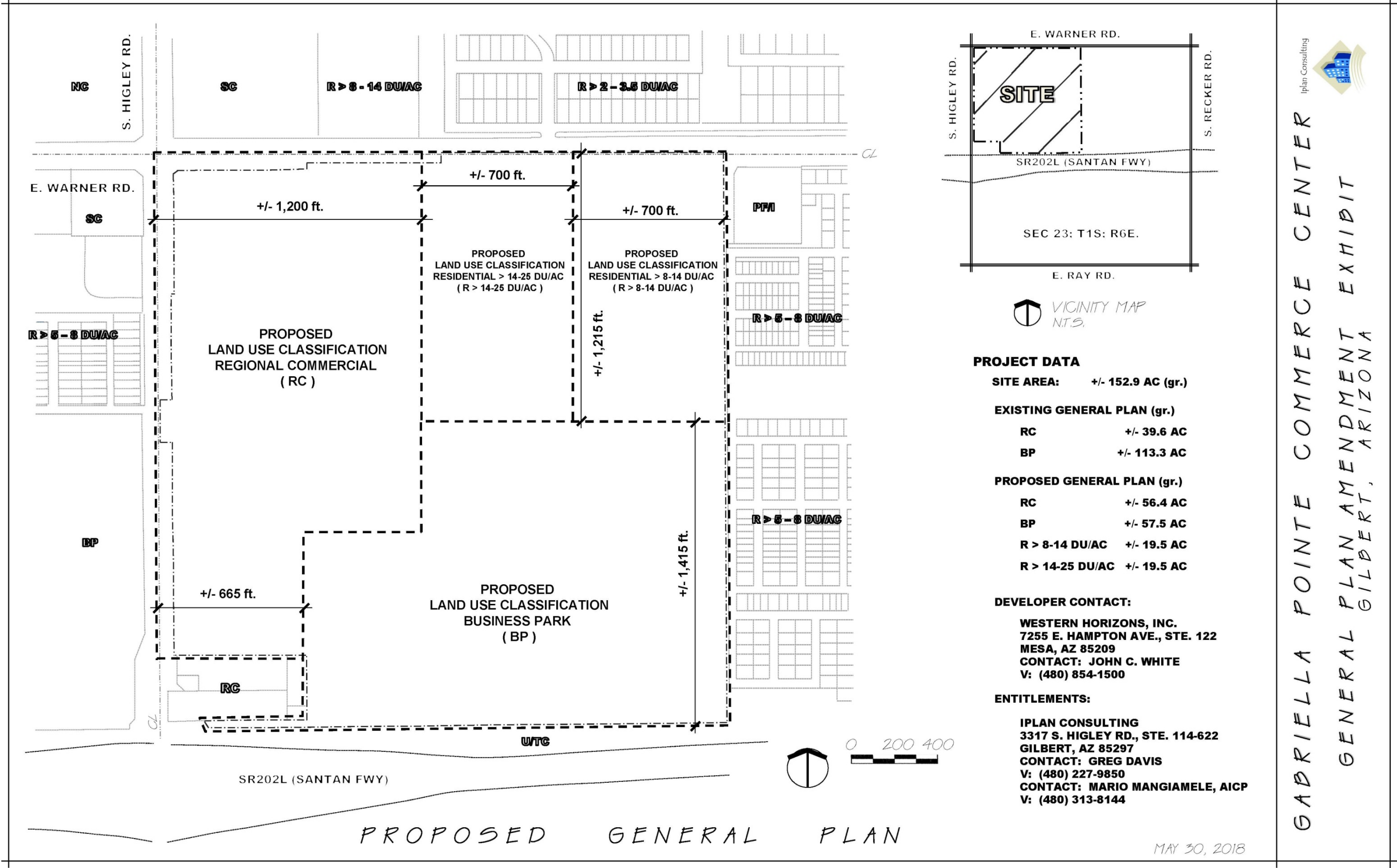
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GABRIELLA POINTE COMMERCE CENTER
GENERAL PLAN AMENDMENT EXHIBIT
GILBERT, ARIZONA

MAY 30, 2018

TOWN OF GILBERT - GENERAL PLAN LAND USE MAP EXHIBIT | PROPOSED



5.3 ZONING

The Town of Gilbert General Plan serves as a policy guide for orderly growth, land use, circulation, community design, infrastructure, economic development and open space, while also serving as a basis for directing expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies ratified by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While Planned Area Development (PAD) overlay zoning is generally typical for a project of this magnitude and diversity, conventional zoning is requested at this time to bring the approximate 152.9 gross acre property into conformance with the corresponding General Plan amendment request. Subsequent to affirmative action on both these land use entitlement requests, a PAD zoning request may be submitted to the Town to establish the next level of detail and necessary design framework to enable viable and successful implementation of the Gabriella Pointe Commerce Center vision.

Integral to the major General Plan amendment and rezoning requests is a corresponding territory annexation into the Town of Gilbert's jurisdictional boundaries. Arizona Revised Statutes (ARS) § 9-471L sets forth provisions requiring that the "city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation" and as such, it is anticipated the Town may rezone the approximate 73.9-acre annexation portion of the property from Rural-43 (Maricopa County) to Town of Gilbert Single Family-43 (SF-43) concurrent with, or immediately subsequent to, the companion annexation request.

Given the Town's required SF-43 rezoning of the annexation territory will not be consistent with the proposed General Plan land use classification of Regional Commercial (RC) and Business Park (BP), part of this rezoning seeks to provide conformance with the General Plan amendment by requesting the appropriate RC and BP zoning designations. Conformance to provisions of the RC and BP districts and Land Development Code as a whole, will maintain compatible land use relationships with the surrounding area, as well as ensure desired character of the area is maintained.

The second and final element of the rezoning request is to recognize existing land use rights for the remaining and approximate 79-acres, which encompasses the eastern one-half of the project area. Council Ordinance No. 1188 (Z99-21) established I-1 (ULDC: Garden Industry zoning for the approximate 79-acres; however, Council modified this zoning in 2003 (Ordinance No. 1502; Z03-05) by changing an approximate 39-acre portion of the I-1 to approximately 25-acres of R-CH (ULDC: Single Family Cluster Home Zoning) and approximately 14-acres of R-4 (ULDC: Multi-Family Residence) zoning designations (2005 zoning map update re-designated these properties to relatively equivalent LI, MF/L and MF/M districts). This requested recognition of the multi-family parcels also includes a reallocation of the land areas at 19.5-acres each to provide realistic land areas and shapes that are more conducive to development. This multi-family area reallocation maintains the overall and approximate 39.0-acres of multi-family uses currently entitled for the project area; however, we believe the existing LI zoning designation should be changed to BP for consistency with existing General Plan land use classification as BP is a more appropriate designation for the land area contiguous to Cooley Station North due to the potential for

incompatible uses associated with LI properties that could negatively affect this adjacent single family neighborhood.

Geographic location of a portion of the property further benefits from additional building height allowances of Vertical Development Overlay District No. 4. As set forth in Section 3.503: Land Use and Development Regulations (Article 3.5: Vertical Development Overlay Zoning District) of the Land Development Code, building heights for the proposed RC and BP zoning districts are permitted additional heights of 75-feet/5-stories and 60-feet/4-stories, respectively. Conversely, the Santan Freeway Overlay District, which generally runs parallel to the Santan Freeway and extends into the property for a distance of approximately 300-feet, sets forth building height limitations and noise attenuation standards for noise sensitive uses. Further, the property is located within Overflight Area 3 of the Phoenix-Mesa Gateway Airport, which Overflight Area sets forth public disclosure provisions to future owners and occupants of possible noise impacts on noise sensitive uses. Provisions of these three overlay districts are in addition to the provisions set forth for the requested zoning designations.

As established through Town policies and ordinances, the BP and RC land use classifications support the corresponding zoning designations of BP and RC, respectively. The Residential > 8 - 14 DU/Acre land use classification generally supports the SF-D, SF-A and MF/L zoning designations, whereas the Residential > 14 - 25 DU/Acre land use classification typically supports the MF/M zoning designation. The following table identifies existing zoning for the approximate 152.9-acre property, along with proposed zoning designations to ensure conformance with the corresponding General Plan Land Use Map amendment:

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TABLE 5.301: ZONING – QUANTITATIVE DATA TABLE

EXISTING ZONING	ACREAGE (gross)	PERCENTAGE OF GROSS AREA
Rural-43 (Maricopa County)	73.9	48.30
Multi-Family/Low (MF/L)	24.9	16.30
Multi-Family/Medium (MF/M)	14.2	9.30
Light Industrial (LI)	39.9	26.10
Total	152.9	100%
PROPOSED ZONING	ACREAGE (gross)	PERCENTAGE OF GROSS AREA
Regional Commercial (RC)	56.4	36.90
Multi-Family/Low (MF/L)	19.5	12.75
Multi-Family/Medium (MF/M)	19.5	12.75
Business Park (BP)	57.5	37.60
Total	152.9	100%

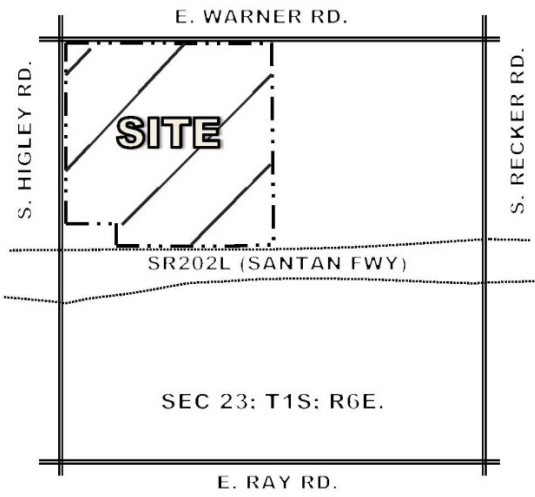
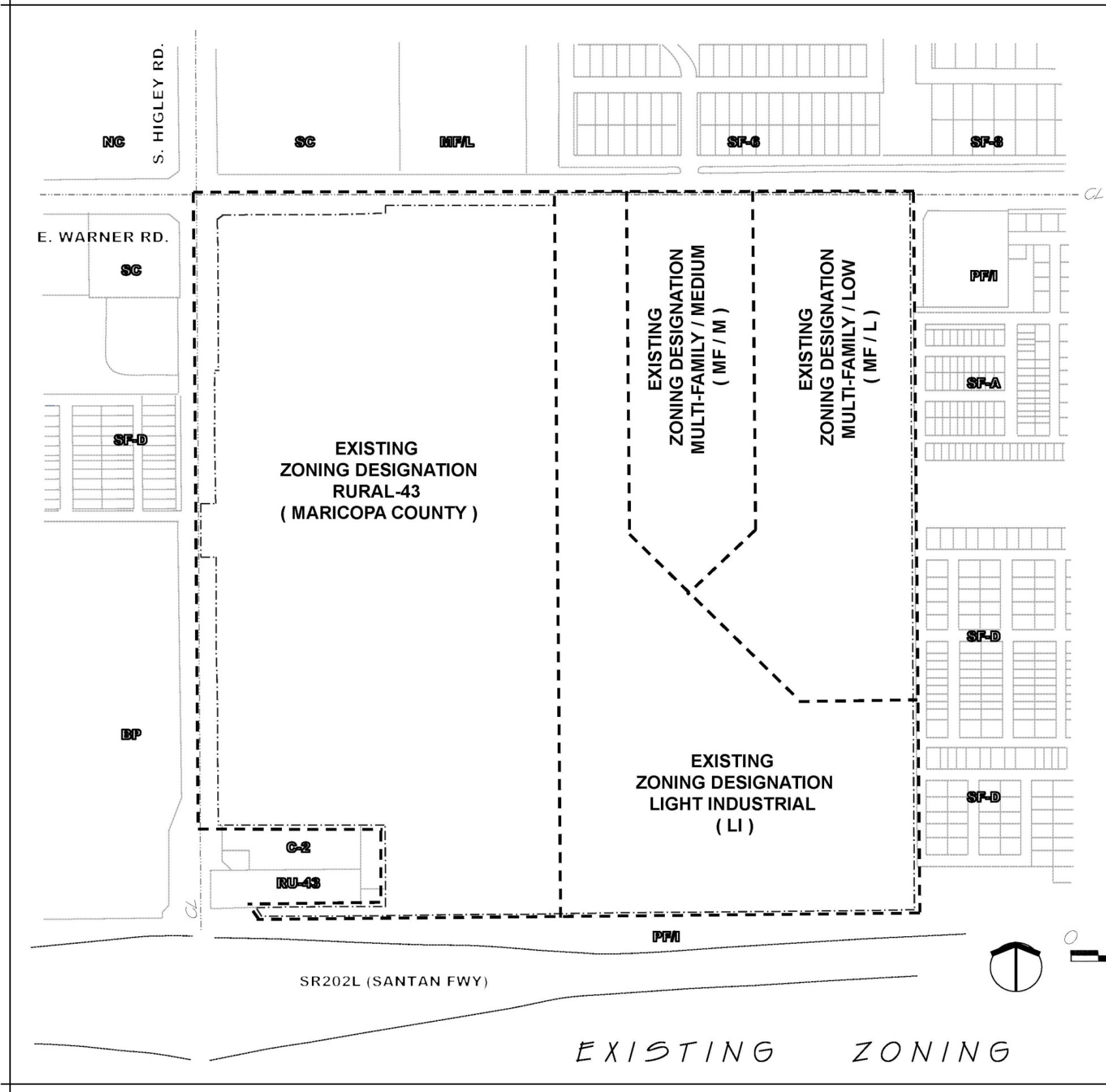
5.4 CONSISTENCY WITH GENERAL PLAN

Additionally, the proposed General Plan Land Use Map amendment and corresponding rezoning contains several notable features that respond to the 2012 General Plan vision:

- Promote Gilbert as a community in which to live, work and play by:
 - Maintaining a balance of housing types and providing a variety of employment opportunities with easily accessible retail and service uses (*Land Use and Growth Areas: Goal 1.0; Policy 1.1*).
 - Encouraging residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels through maintenance of the multi-family zoned parcels (*Land Use and Growth Areas: Goal 1.0; Policy 1.3*).
 - Designating and protecting sites for employment uses in appropriate locations to increase the Town’s employment base through maintenance of approximately 57.5-acres BP classified land use (*Land Use and Growth Areas: Goal 1.0; Policy 1.5*).

- Provide a diversity of quality housing types for a variety of lifestyles by:
 - Providing an adequate supply of appropriately zoned land to accommodate a variety of future housing needs through maintenance of the multi-family zoned parcels (*Land Use and Growth Areas: Goal 4.0; Policy 4.1*).
 - Including high density housing near large employment centers and/or transportation corridors (*Land Use and Growth Areas: Goal 4.0; Policy 4.4*).
- Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals by:
 - Locating business park uses near freeway intersections to reduce truck traffic in residential neighborhoods (*Land Use and Growth Areas: Goal 5.0; Policy 5.2*).
 - Preserving acreage for industrial employment uses where appropriate buffers between uses can be retained or created (*Land Use and Growth Areas: Goal 5.0; Policy 5.4*).
- Promote quality design for new development by:
 - Including residential/non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses (*Community Design: Goal 1.0; Policy 1.3*).
- Identify and attenuate noise sources and protect noise sensitive uses from high noise sources by:
 - Including noise attenuation of noise sensitive uses, as required in the Santan Freeway Overlay District (*Environmental Planning: Goal 7.0; Policy 7.3*).
- Power, Higley, Warner, Ray and Pecos Road Design Policies:
 - Designing for ultimate roadway pavement widths of six (6) travel lanes for both Higley and Warner Roads to adequately and safely carry traffic demand (*Gateway Character Area Design Policies*).
 - Incorporating key elements of the Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines for Higley and Warner Roads to provide for the designed agricultural vernacular (*Gateway Character Area Design Policies*).
- Santan Freeway/Higley Road Interchange Area Land Use Policies:
 - Providing framework for a future, integrated campus-style office use through maintenance of the BP land use classification (*Gateway Character Area Design Policies*).

GABRIELLA POINTE COMMERCE CENTER - ZONING MAP EXHIBIT | EXISTING



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

PROPOSED GENERAL PLAN (gr.)

RC	+/- 56.4 AC
BP	+/- 57.5 AC
R > 8-14 DU/AC	+/- 19.5 AC
R > 14-25 DU/AC	+/- 19.5 AC

EXISTING ZONING (gr.)

RU-43	+/- 73.9 AC
LI	+/- 39.9 AC
MF/L	+/- 24.9 AC
MF/M	+/- 14.2 AC

PROPOSED ZONING (gr.)

RC	+/- 56.4 AC
BP	+/- 57.5 AC
MF/L	+/- 19.5 AC
MF/M	+/- 19.5 AC

DEVELOPER CONTACT:

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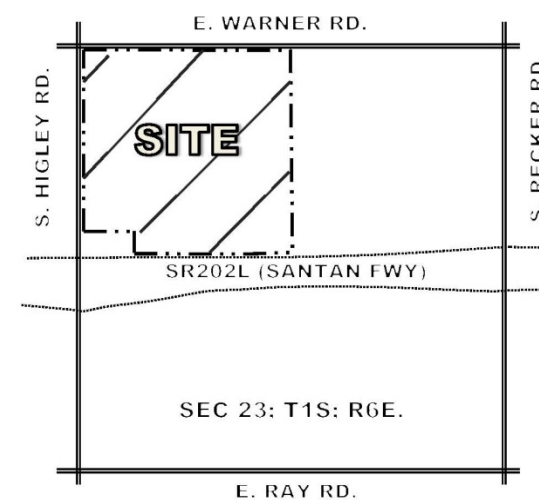
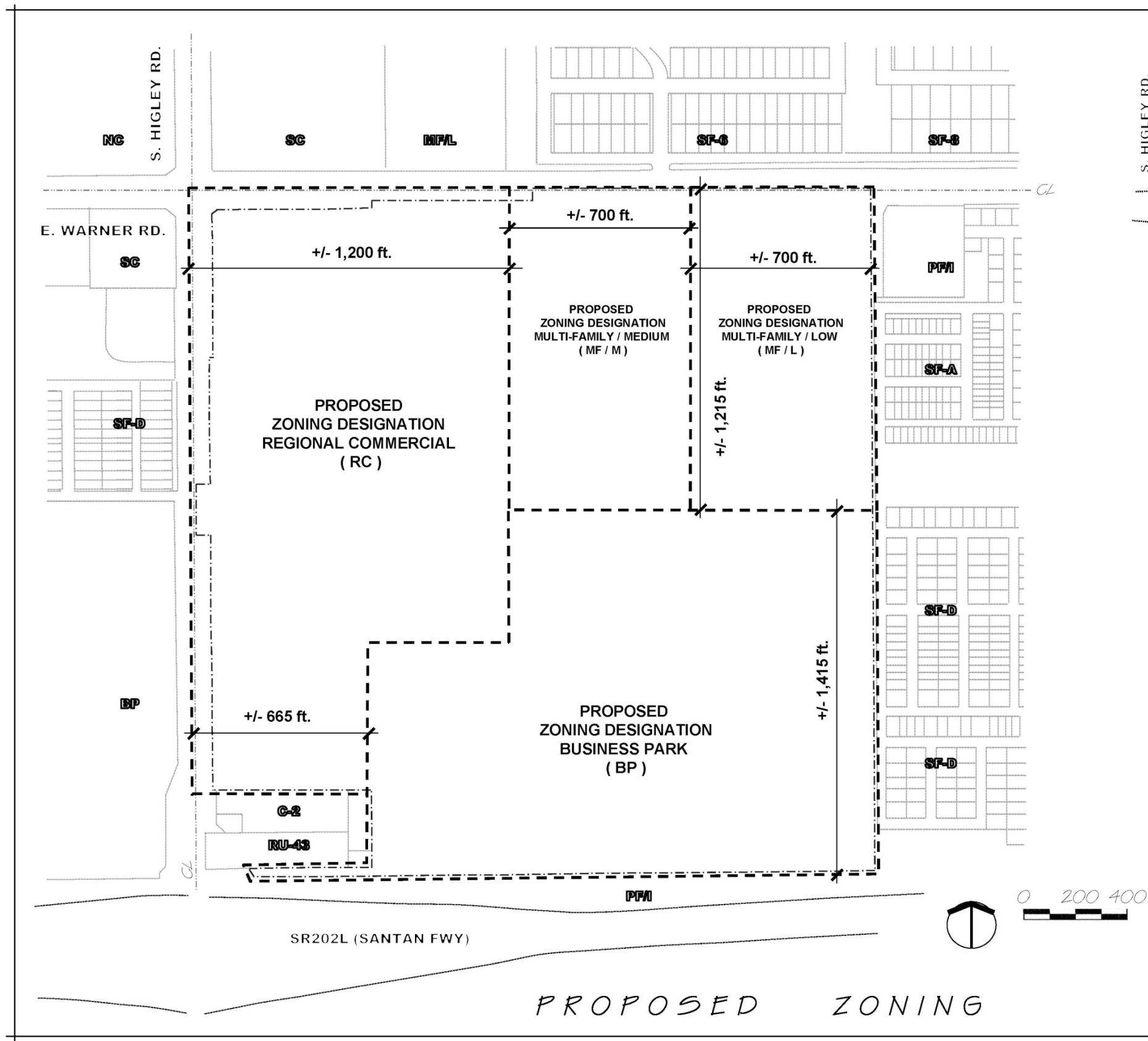
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GABRIELLA POINTE COMMERCE CENTER
ZONING EXHIBIT
GILBERT, ARIZONA

MAY 30, 2018

GABRIELLA POINTE COMMERCE CENTER - ZONING MAP EXHIBIT | PROPOSED



PROJECT DATA

SITE AREA: +/- 152.9 AC (gr.)

PROPOSED GENERAL PLAN (gr.)

RC **+/- 56.4 AC**

BP **+/- 57.5 AC**

R > 8-14 DU/AC +/- 19.5 AC

R > 14-25 DU/AC +/- 19.5 AC

EXISTING ZONING (gr.)

RU-43 **+/- 73.9 AC**

LI +/- 39.9 AC

MF/L **+/- 24.9 AC**

MF/M **+/- 14.2 AC**

PROPOSED ZONING (gr.)

RC **+/- 56.4 AC**

BP **+/- 57.5 AC**

MF/L **+/- 19.5 AC**

MF/M **+/- 19.5 AC**

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MAY 30, 2018



GABRIELLA POINTE COMMERCE CENTER
ZONING EXHIBIT
GILBERT, ARIZONA

The proposed General Plan amendment to the Town of Gilbert Land Use Map and corresponding rezoning is consistent with the vision and fosters the overall intent, goals and policies of the General Plan as it: promotes Gilbert as a community in which to live, work and play; provides a greater balance of land uses in appropriate locations to assist in diversifying and creating a more sustainable economy for the Town and resultant increase in tax base; provides compatible land use relationships with the surrounding area; provides opportunities for attainable housing for certain sectors of the market; and, will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the Town as a whole.

6. PUBLIC UTILITIES AND SERVICES

Utilities and services will be provided as follows:

- Water: Town of Gilbert.
- Sewer: Town of Gilbert.
- Electric: Salt River Project.
- Telecommunications: Cox Communications; CenturyLink.
- Police: Town of Gilbert.
- Fire: Town of Gilbert.
- Refuse: Town of Gilbert; private contract hauler.
- School: Higley Unified School District.

6.1 WATER

Potable water is to be provided by the Town of Gilbert. Preliminary discussions with the Town indicate that existing water lines near the project boundaries can be extended with the development to adequately serve the project.

The proposed water system improvements will be designed and developed in accordance with Town of Gilbert and Maricopa County Environmental Services Department requirements.

6.2 WASTEWATER

The project will install necessary utility improvements to adequately connect to existing infrastructure improvements. The development team and ownership for Gabriella Pointe Commerce Center is committed to working with the Town to determine the overall system needs to provide sewer service for the proposed project area.

6.3 SCHOOLS

Efforts will be coordinated with the Higley Unified School District to ensure that adequate public educational facilities are provided for.

7. PUBLIC PARTICIPATION

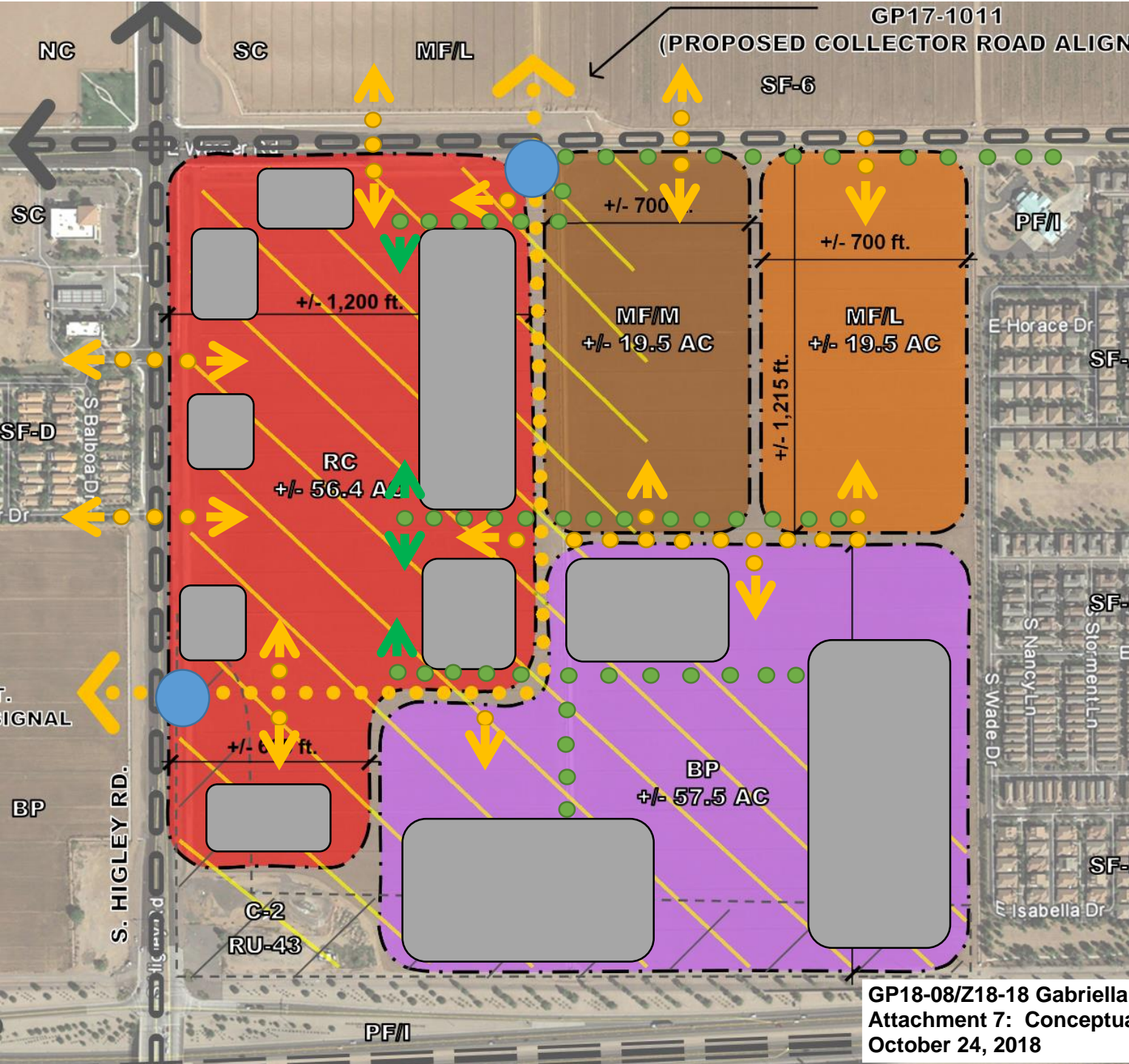
Two separate neighborhood meetings were conducted on November 27, 2017 and April 25, 2018 concerning these major General Plan amendment and corresponding rezoning requests. In addition to the posting of two - 12 square foot Notice of Neighborhood Meeting signs on the property, adjacent property owners within at least 300-feet and owner's association representatives within at least 1,000-feet of the property were notified, via first class mail, for both meetings. Meeting summaries for both meetings have been submitted concurrently with the major General Plan amendment and rezoning requests and are on file with the Town. This citizen participation effort adheres to provisions required by the Town of Gilbert and any provisions set forth in Arizona Revised Statutes.

The land use advisor team for Gabriella Point Commerce Center is committed to continuing public outreach throughout the entitlement process for the project.

8. CONCLUSION

Gabriella Pointe Commerce Center is intended to become a featured master plan development of the Town and offers the unique opportunity to infuse viable, balanced and complimentary land uses, while also establishing the necessary framework to facilitate additional infrastructure improvements for the area. This major General Plan amendment and rezoning requests recognizes the existing underlying entitlements, ensures compatibility with surrounding land use patterns and built form, while also continuing to foster the overall vision, goals and policies of the Gilbert General Plan and provisions of the Land Development Code.

We greatly look forward to working with the Town of Gilbert to realize this effort.



Gabriella Pointe Commerce Center

- Potential building
- Center entry feature
- Vehicular Circulation
- Pedestrian Circulation



shops
offices
restaurants
residences

Gabriella Pointe
Commerce Center

Question: David Cavenee said he wasn't remembering the existing buildings on the site very well and wondered how this correlated architecturally to the area. He asked if the rooflines, roof material, roof structure and parapet lines aligned with what is existing.

Answer: Stephanie Bubenheim said that she had provided some images of the existing buildings in a previous Study Session. She then showed the Commission those images, noting that the use of metal was the primary difference between the existing buildings.

Question: David Cavenee asked to clarify that the buildings were monolithic.

Answer: Stephanie Bubenheim answered affirmatively.

Comment: David Cavenee said he liked the way they had added some of the metal roofing, but he is a little worried about how it will set itself apart, even though it looks like a continuous building. He said it might be a weird feeling to have it change so dramatically, especially on the roof style. He suggested the applicant think through that concern. He said he liked what they were doing, but he was concerned that it might not correlate.

Question: Greg Froehlich asked to see the Site Plan. He said if you look at the north end of the building, there are sidewalk features there. He said their packet doesn't show any colors. He asked if the colors were consistent with other buildings on the site.

Answer: Stephanie Bubenheim said that the applicant provided a detail of the benches, but they hadn't received any color elevations. She said she could follow up on the colors, but she believed it would be consistent with the previous sites that are to the west.

Chair Sippel said that if Staff feels the applicant has achieved what is necessary and they incorporate some of the comments made by the Commission, he was agreeable to Staff approving this administratively.

- 2. GP18-08: GABRIELLA POINTE COMMERCE CENTER - REQUEST FOR MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 152.9 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY AND WARNER ROADS FROM 39.6 ACRES OF REGIONAL COMMERCIAL (RC) AND 113.3 ACRES OF BUSINESS PARK (BP) TO 56.4 ACRES OF REGIONAL COMMERCIAL (RC), 57.5 ACRES OF BUSINESS PARK (BP), 19.5 ACRES OF RESIDENTIAL > 8-14 DU/ACRE, AND 19.5 ACRES OF RESIDENTIAL > 14-25 DU/ACRE.**

Z18-18: GABRIELLA POINTE COMMERCE CENTER - REQUEST TO REZONE APPROX. 152.9 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY AND WARNER ROADS FROM 73.9 ACRES OF MARICOPA COUNTY RURAL - 43 (RU-43), 24.9 ACRES OF MULTI-FAMILY/LOW (MF/L), 14.2 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) AND 39.9 ACRES OF LIGHT INDUSTRIAL (LI) TO 56.4 ACRES OF

REGIONAL COMMERCIAL (RC), 19.5 ACRES OF MULTI-FAMILY/LOW (MF/L), 19.5 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) AND 57.5 ACRES OF BUSINESS PARK (BP).

Senior Planner Ashlee MacDonald began her presentation on GP18-08 and Z18-18, Gabriella Pointe Commerce Center. She shared a vicinity map, noting the location at the southeast corner of Higley and Warner Roads. She said it is just across the street from the American Leadership Academy. She informed the Commission that an annexation is currently being processed for the western half of the subject site. She said the applicant is looking to bring the full site into the Town and making sure that the General Plan matches the land use entitlement. She said as she moves forward with her presentation, the Commission will understand that the site is unique in that the existing land use designation doesn't match the existing land use zoning entitlements. She said that over the years, the applicant has pieced together this large parcel through purchases. She said eventually they hope to come back with a Master Plan or PAD development at a future date. She said this was a Major General Plan Amendment, noting that it had been a number of years since the Planning Commission had seen one of those. She said a Major General Plan Amendment happens when there is a land use change of non-residential uses at 40 acres or more. Planner MacDonald pointed out that this property is 152.9 acres. She shared the existing land use designations of Business Park (BP) and Regional Commercial (RC). She said that the applicant would like to maintain those two land use designations, but also add in some Multi-Family Residential, which is consistent with the zoning entitlements that exist on the property today. She shared the Existing General Plan Land Use Map. She said the applicant is looking to retain some of the existing land use entitlements, create a Plan of Development that provides better transition than current land use entitlements do on site, provide a mix of land uses, and take advantage of the Vertical Development Overlay District.

In terms of rezoning, Planner MacDonald shared that the west half of the site is unincorporated, so the applicant is looking to rezone that from Maricopa County Rural – 43 (RU-43). They are also looking to rezone 24.9 acres of Multi-Family/ Low (MF/L), 14.2 acres of Multi-Family/ Medium (MF/M) and 39.9 acres of Light Industrial (LI) to 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/ Medium (MF/M) and 57.5 acres of Business Park (BP). In terms of the MF/M and MF/L, Planner MacDonald stated that there are some acreage changes between those two, but the Multi-Family as a whole is staying roughly the same, with a slight increase in amount of MF/M and a slight decrease in the amount of MF/L. She said that Light Industrial exists on the property today, but she pointed out that the General Plan does not recognize that land use category, so the applicant is looking to eliminate the Light Industrial that exists and increase the Regional Commercial that exists on the site. She said they also desire to modify the Business Park. The General Plan recognizes Business Park as a land use designation, but the zoning does not match that. She shared an exhibit that showed the Existing Zoning on the site. She then shared a slide that showed the Proposed Zoning. She briefly shared the Major General Plan Amendment process, noting that the process required two public hearings before the Planning Commission. She told the

Commission those have been scheduled for October 24 at the Southeast Regional Library and on November 5 at the Commission's Regular Meeting. She also informed the Commission that a Town Council action has to be made by the end of the calendar year on any General Plan Amendment. She finished her presentation and asked for input from the Commission.

Question: Joshua Oehler asked how they are looking to access the Business Park, since everything else is accessed from residential.

Answer: Ashlee MacDonald said that had been one of Staff's initial comments. Staff had requested the applicant provide a Development Plan with their zoning application, which would show how all of these land uses would work together. However, she said as they have worked through the process, the applicant has expressed that, while they could go through that exercise to show Staff something on paper, they are not at a point where they know users that will be there or how those access points will be developed on the site. She said they may come back at a future date to do the PAD as they look to develop the site. She said they have submitted a Traffic Study that shows access points off of the main road. However, right now she doesn't believe that Commissioner Oehler's question can be answered.

Comment: Joshua Oehler said he can understand not doing a full layout, but just was suggesting a very basic blocking of the development could be done. He said his issue is they are expanding the Regional Commercial, which is a good idea, but it is a heavy use for the zoning in the Town. He said this would be bisecting it to get to that Business Park or they would bisect the Multi-Family to get there. He said it would seem more logical for Business Park to have a closer entrance off of the Santan Freeway, so he thinks they are looking to get a little extra zoning on the Regional Commercial that might not be needed and instead they could be bringing out the Business Park to the main corridor.

Comment: David Cavenee said he appreciates Commissioner Oehler's comments. He said he always prefers that a plan be attached to a Zoning and General Plan change. He said without it, they don't know if it will all lay out in an organized way. He said he is a bit troubled about making these changes. He said he is also concerned about the Regional Commercial, noting that with their current mixed rules, that could be Multi-Family/ High (MF/H) before they know it. He said he would be concerned that the frontage could turn to that if they approve this as is. He said he is concerned that this request doesn't come with a plan.

Keith Newman had some technical difficulties with his presentation, so Chair Sippel told the audience that they would move on to Item 4 on the agenda and come back to Item 3.

4. GP18-09, NEC WARNER AND RECKER ROADS: REQUEST FOR MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 124.8 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF RECKER AND WARNER ROADS FROM 28.4 ACRES OF BUSINESS PARK (BP), 87.5 ACRES OF LIGHT INDUSTRIAL (LI)

Town of Gilbert Planning Commission
Study Session September 5, 2018



August 27, 2018

Ashlee MacDonald, AICP
Town of Gilbert
Planning Services Division
90 East Civic Center Drive
Gilbert, AZ 85296

Re: *(GP18-08) Gabriella Point Commerce Center*
Description: *Major General Plan Amendment*
Location: *NEC of State Route 202 & Warner Road*

Dear Ashlee:

Thank you for this opportunity to review this request. It is our understanding that this project is requesting a Major General Plan Amendment from Business Park (BP) and Regional Commercial (RC) to residential classifications R>8-14, R>14-25, BP, and RC 153± acres on the northeast corner of State Route 202 (Santan Freeway) and Warner Road.

This site is within the recently updated Airport Overflight Area (AOA) III and a portion within the Part 77 area as identified in Phoenix-Mesa Gateway Airport Authority's (PMGAA) 2017 Airport Land Use Compatibility Plan Update. **Any development at this location, due to its proximity to Phoenix-Mesa Gateway Airport (the Airport) will be subject to frequent aircraft overflights and will be affected by noise. Occupants will hear and see aircraft landing and taking off from the Airport and will experience aircraft overflights that generate noise levels considered by many to be "annoying".**

The Airport supports the current General Plan classifications on the subject parcel(s) as they are compatible with airport operations. However, the Airport would recommend the following conditions below as a part of any motion for approval of the Amendment:

- 1- Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities.

For any new residential development within AOA III the Airport recommends the following conditions as a part of any motion for approval:

- 2- A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes."



- 3- All final subdivision plats and public reports filed with the Arizona Department of Real Estate should include the notice described in Condition 2 above.
- 4- Sales and leasing offices established for new subdivisions and residential development projects should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4-foot by 4-foot installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of sales or leases and should not be removed until the sales office is permanently closed or leasing office no longer leases units in the project. The sign should state the disclosure in Condition 1 with letters of at least one (1) inch in height.

Thank you for the opportunity to comment on this proposal. If you have any questions, please contact me at (480) 988-7649.

Sincerely,

Anthony Bianchi, A.A.E.
Planning Manager

Attachment

1- Recorded Avigation Notice & Public Airport Disclosure Map

Cc: Bob Draper, Engineering & Facilities Director, PMGAA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER

ADRIAN FONTES

20170301390 04/27/2017 10:12

KIOSK RECORDING

0361408-4-1-1

yorkj

AVIGATION NOTICE

DO NOT REMOVE

This is part of the official document

When Recorded Return To:

Phoenix-Mesa Gateway Airport Authority
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Attn: Engineering & Facilities

For Recorder's Use

Avigation Notice
Phoenix-Mesa Gateway Airport Overflight Area

All of the real property (the "Property") described in "Exhibit A" attached to this Notice, lies within the boundaries of the Phoenix-Mesa Gateway Airport (or the "Airport") Overflight Area. This Notice and exhibit satisfies the requirements of Arizona Revised Statutes (A.R.S.) Sections 28-2485 and 28-2486, and is intended to provide public disclosure regarding the characteristics of the flight operations in the vicinity of the Airport and to provide notice to property owners regarding those activities. Therefore, the Airport hereby discloses and provides notice of the following:

A. Background:

Williams Air Force Base was established in 1941 and became Williams Gateway Airport after the base closure in 1994, and presently serves as a reliever airport for Phoenix Sky Harbor International Airport. The Airport was later renamed Phoenix-Mesa Gateway Airport shortly after commercial airline service began, in order to provide a clearer geographic reference for the Airport. The Airport currently has three (3) parallel runways, each around two miles in length that can accommodate nearly any size of aircraft, and approximately 1,000 vacant acres available for additional growth and development.

B. Operational Characteristics:

Phoenix-Mesa Gateway Airport is currently one of the busiest airports in the United States in terms of takeoffs and landings ("Operations") with approximately 250,000-300,000 annual Operations. The 2017 Phoenix-Mesa Gateway Airport Land Use Compatibility Plan Update determined an annual service volume, or reasonable capacity of Operations, of 498,000 Operations. The Airport is open twenty-four hours a day, so Operations may occur at any hour of the day or night.

Property within the boundaries of these overflight areas, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels and frequency that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: Scheduled and unscheduled commercial charters, commercial air

carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes.

C. Phoenix-Mesa Gateway Airport Master Plan:

Phoenix-Mesa Gateway Airport has an Airport master plan that is updated periodically. The master plan provides information on future plans for the Airport. Over the long-term, aircraft operations and the utilization of the Airport is expected to increase. The current Airport master plan is available for review at the Airport's administrative office, located at 5835 South Sossaman Road in Mesa, or on the Airport's website (gatewayairport.com).

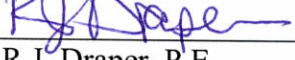
D. Public Right of Transit:

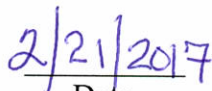
The property included in Exhibit A is subject to regulations under title 49 of United States Code, revised sections 40102 and 40103 (as amended), and 14 Code of Federal Regulations (CFR) Section 91.119, including airspace needed to ensure safety in the takeoff and landing of aircraft and the public right of transit through navigable airspace.

E. Public Airport Disclosure:

Exhibit A, the current disclosure notice and map to prospective purchasers, follows the State of Arizona guidelines regarding properties underlying the typical flight patterns for Phoenix-Mesa Gateway Airport. The Public Airport Disclosure Map is prepared in accordance to A.R.S. Sections 28-8485 and 28-8486, and generally depicts areas of aircraft overflights or aircraft operations. Public Airport Disclosure Maps are available from the Arizona Department of Real Estate's main office and website, currently at – 2910 North 44th Street, Suite 100, Phoenix, AZ 85018, and <http://www.re.state.az.us/airportmaps/publicairports.aspx>.



The Airport shall duly record this Notice in the Office of the County Recorder of Maricopa County.

By: 
R.J. Draper, P.E.
Engineering & Facilities Director
Phoenix-Mesa Gateway Airport Authority


Date

PUBLIC AIRPORT DISCLOSURE MAP EXHIBIT A

LEGEND

-  Day-Night Level (DNL)
Noise Contour / Airport
Overflight Area Boundary
-  FAA Traffic Pattern
Airspace Boundary

NOTES

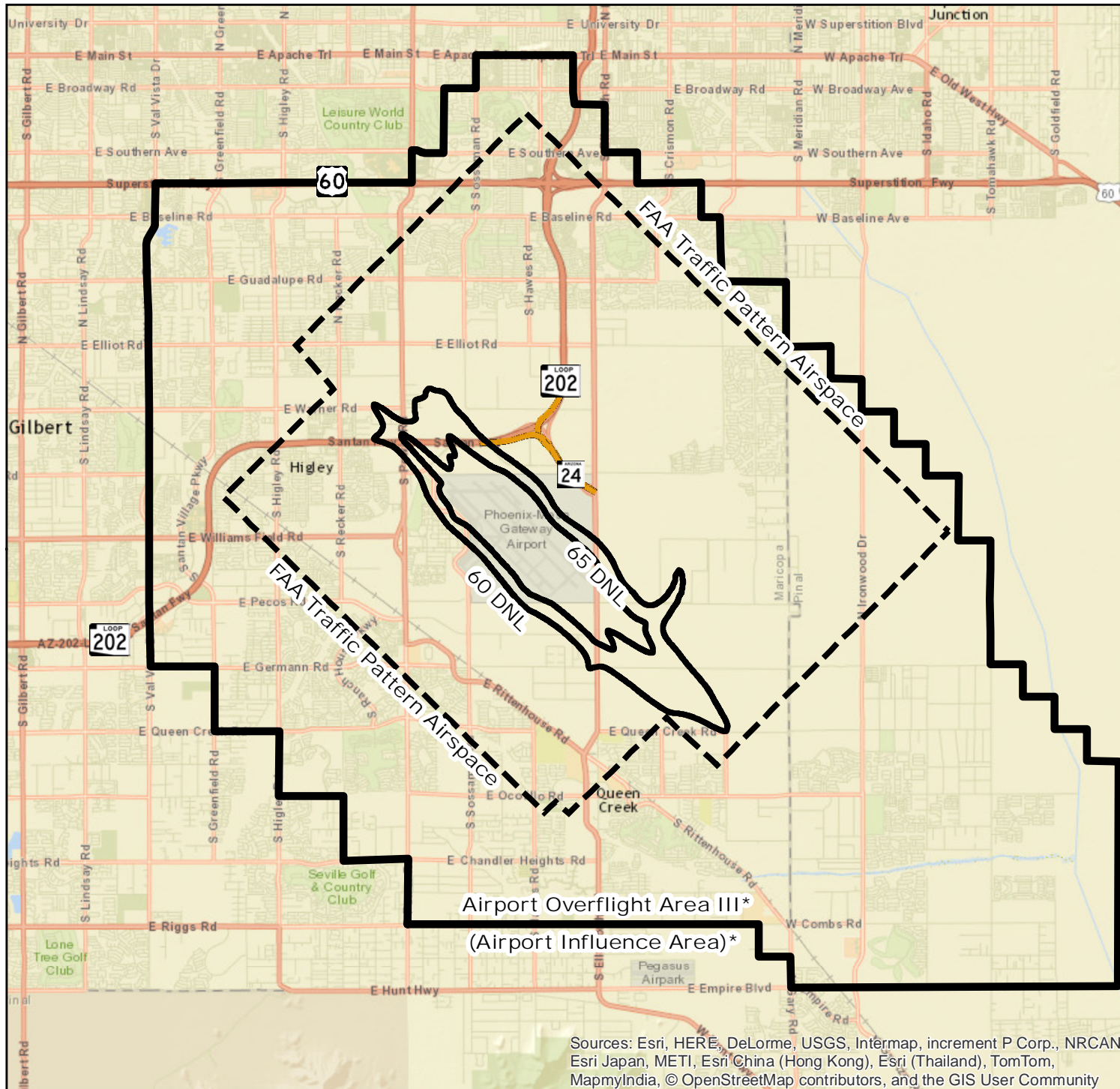
1. This exhibit has been prepared in accordance with Arizona Revised Statutes, Sections 28-8485 & 28-8486
2. FAA Traffic Pattern Airspace boundaries established in accordance with guidelines provided in FAA Order 7400.2D
3. Airport noise contours were developed using the Aviation Environmental Design Tool (AEDT, Version 2c), based on total annual operations (takeoff and landings) of 498,000

* Applicable to new development



0 1 2 3
Miles

Airport Board Effective Date:
February 21, 2017



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



MEMO

TO: Town Council
FROM: Gilbert Chamber Board of Directors
DATE: August 23, 2018

RE: Downzoning at SEC Higley and Warner

The Gilbert Chamber is very careful when reviewing general plan amendment and re-zoning applications that propose to convert any amount of employment land to a residential use. However, there are occasions when we find that such land use changes will support the important goals of business and job growth within Gilbert.

The property at the SEC Corner of Higley and Warner also borders the 202 Freeway which is a critical commercial corridor. Based on the existing zoning, which includes multi-family along the Warner Road, the reconfigured proposal provides for a transition between land uses and expands the Business Park acreage along the freeway; the Regional Commercial zoning allows for higher density options closer to Higley than Business Park would and does not preclude Business Park opportunities.

The Gilbert Chamber supports the recommended changes outlined in this proposal. Please contact Kathy Tilque if you have any questions at 480-892-1103.